

## Paul Cramer

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**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Monday, June 11, 2018 7:28 PM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** PIANO; Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell  
**Subject:** Airbnb Has a Breakdown of Their Tourism for Your State - see this OH example

### **Airbnb Has a Breakdown of Their Tourism for Your State**

Know that this is available. This is from a story about Airbnb being basically banned in Canton, Ohio...

"The consequences under the zoning ordinances for opening an Airbnb in an area where they are not permitted, like RI (single family dwellings) is a fine of up to \$500 per day of violation and costs."

Although Airbnb declined to comment for this story *they have sent Cleveland 19 the top 25 performing Airbnb cities in Ohio*, and Canton does not make the list.

| City              | Total 2017 Guest Arrivals | Total 2017 Host Income |
|-------------------|---------------------------|------------------------|
| Columbus          | 57,780                    | \$6.5 million          |
| Cincinnati        | 47,330                    | \$5.1 million          |
| Cleveland         | 36,540                    | \$4.1 million          |
| Dayton            | 7,410                     | \$795,000              |
| Cleveland Heights | 4,740                     | \$732,000              |
| Toledo            | 4,400                     | \$455,000              |
| Akron             | 4,200                     | \$464,000              |
| Lakewood          | 3,710                     | \$363,000              |
| Huron             | 3,670                     | \$347,000              |
| Sandusky          | 3,560                     | \$433,000              |
| Put-in-Bay        | 3,420                     | \$521,000              |
| Athens            | 2,350                     | \$233,000              |
| Port Clinton      | 2,320                     | \$300,000              |
| Oxford            | 1,860                     | \$268,000              |
| Logan             | 1,760                     | \$222,000              |
| Yellow Springs    | 1,710                     | \$170,000              |
| Millersburg       | 1,590                     | \$121,000              |
| Dublin            | 1,470                     | \$183,000              |
| Oberlin           | 1,450                     | \$167,000              |
| Geneva            | 1,330                     | \$142,000              |
| Fairborn          | 1,320                     | \$124,000              |
| Berea             | 1,180                     | \$111,000              |
| Westerville       | 1,080                     | \$140,000              |
| Howard            | 1,050                     | \$83,000               |
| Mansfield         | 1,030                     | \$90,000               |

If you need a breakdown in your state - now you know they exist. See the story [here](#).

<http://www.cleveland19.com/story/38353464/airbnb-basically-banned-in-canton-but-its-not-a-big-loss-for-the-home-rental-site>

**Paul Cramer**

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**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Tuesday, June 12, 2018 12:37 AM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** PIANO  
**Subject:** Airbnb just made it tougher for New Orleans to enforce its short-term rental rules

[https://www.nola.com/politics/index.ssf/2018/06/airbnb\\_enforcement\\_tool\\_remove.html#incart\\_2box\\_nola\\_river\\_orleans\\_news](https://www.nola.com/politics/index.ssf/2018/06/airbnb_enforcement_tool_remove.html#incart_2box_nola_river_orleans_news)

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Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast](#)  
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2727 St. Charles Avenue  
New Orleans, LA 70130

*Come experience the New Orleans Garden District at the Grand Victorian!*

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, June 21, 2018 3:03 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Hearing on STRs

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**From:** Alexandra E. Mora [mailto:amora@alexmora.com]  
**Sent:** Thursday, June 21, 2018 2:44 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Hearing on STRs

I'd like to offer my opinion as a property owner regarding STRs. I own rental property in the garden district, and CBD, and live in the uptown area near the universities. I believe accessory STRs should generally be permitted everywhere except for the French Quarter.

I think whole home rentals should be limited to 30 days, except for commercially zoned locations.

I think whole home rentals should be banned in residential neighbors as it detracts from the residential quality of life, and is not in keeping with the purpose and zoning of those areas. When homeowners bought in those neighborhoods, they did not believe that it would allow a hotel next-door and that's pretty much what it is.

Thanks for your time.

Best regards,

Alexandra Mora

Alexandra E. Mora  
Law Office of Alexandra Mora  
A Professional Law Corporation  
322 Lafayette Street  
New Orleans, Louisiana 70130  
(504) 566-0233  
Visit our website at [www.alexmora.com](http://www.alexmora.com)

Please visit us or write a recommendation at LinkedIn, <http://www.linkedin.com/in/alexandramora>

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## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, June 22, 2018 8:45 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Please stop absentee-owner, full home Airbnb rentals in my neighborhood

**From:** Carin Chapman [mailto:chapman.carin@gmail.com]  
**Sent:** Thursday, June 21, 2018 4:06 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Please stop absentee-owner, full home Airbnb rentals in my neighborhood

To CPC members:

I am writing to ask you to ban all full-home Airbnb rentals in historic neighborhoods *and* half-home rentals of doubles, with owner-occupants on one side and STR on the other side.

I realize the second request is the more controversial, so let me explain:

I have lived in New Orleans for eleven years, and have been in Bywater, at 927 Montegut street, for over eight of those years. I love my neighborhood, and I love this city in a way I didn't know it was possible to love a place before I came here. I currently rent one side of a double in Bywater. I'm very fortunate in that my landlord hates Airbnb and loves Bywater, and so has let me stay this long in my apartment instead of kicking me out and turning my side of the double into an Airbnb instead, which would of course make him a lot more money. Many of my friends in Bywater have not been so lucky and were evicted when their leases ran up so that the occupant owners/landlords could live on one side themselves and rent out the other half of their house to STR for more money, instead of renting to a local, full-time tenant. If you allow owners to rent out a full side of their house through STR, you are guaranteeing that historic neighborhoods will only be for the privileged (white, upper-middle-class) residents who can afford to buy homes. People like me, who don't have enough money to buy a house, will be forced into neighborhoods farther from the city and/or out of the city all together.

As for full-home rentals: I've been overwhelmed by the loss of much of my neighborhood in the last few years. My street is now overrun with STR Airbnb properties that *used* to be places where my neighbors lived full-time. I'm leaving Bywater soon because I can't afford to rent here anymore. My rent goes up every year as property values (and, thus, taxes and rental-values) go up. I'm a full time adjunct college instructor (and work two other part time jobs on the side), and my partner is a beverage director for a hotel. We are fully-employed, professionals who can't afford the neighborhood we've lived in and been a part of for almost a decade. I know there are a *lot* of reasons New Orleans lacks affordable housing, and Airbnb is only a microcosm of the problem, but it's tough to watch the houses around me get snatched up by wealthy people who live out-of-state, for use as cash-cow STRs--like the man on the corner who bought a camelback from the previous, low-income owner. The new owner lives in New York and only comes to stay at "his" house during the months he calls "live-able" in New Orleans, which means: he's here, in "his" house, every other week or so, from December through Mardi Gras. The rest of the time? He rents his whole house out through Airbnb.

I'm lucky, thought, to still have great, long-term neighbors and Bywater residents all around me. Many people are holding out, refusing to sell despite the huge profits they could make, because they love our neighborhood, too. Please help us preserve it.

Ban all Airbnb rentals in historic neighborhoods, other than single-room rentals in homes that are owner-occupied. I think it's fine for people to earn extra income renting out rooms in their own house, that they live in, where they must be host to their guests, but renting out half of a double to tourists takes rental possibilities away from locals and renting out a whole home lines the pockets of the wealthy who don't even live in Louisiana and pay taxes in other states.

Thank you!

Carin Chapman

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Thursday, June 21, 2018 8:32 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term rentals

**From:** Carol Allen [mailto:nolacarol@gmail.com]  
**Sent:** Wednesday, June 20, 2018 5:13 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Short Term rentals

I regret I will be out of the city during the hearing scheduled for July 10 th, but I am submitting these thoughts for consideration:

1. Any individual or group of individuals who purchase(s) available properties in New Orleans and immediately flips them into str is/are in the lucrative flipping for the money it will put in their pockets. Why should these people have priority over our own citizens? We need to protect all housing, to the extent we can, for New Orleanians who have difficulty affording housing that puts them near their work sites. We have systematically allowed housing to be pushed out to the limits of the parish, making public transportation the primary means of getting people to work. In my opinion, this is unethical and downright criminal.
2. The recent plethora of media coverage on the lack of housing availability in our city should be enough, in and of itself, to make the city hit "pause" on ALL housing issues until we resolve this dilemma.
3. Finally, the Golden Egg in this city is tourism. Until and unless the powers that be reverse their image of "tourism" for the city of New Orleans, we will continue to rake in the numbers, and the numbers will destroy us. We have never examined "managed tourism." Just open the doors and Katy bar the door! Let 'em all in. Let them drop their trash on our street, drop their pants and urinate on our stoops, let them hoop and holler into the nights and disturb neighbors who may have to get up and go to work the next morning, and in effect, trash our city. We need a major reversal on how we address tourism. We need some forward thinking people addressing tourism. We need community input. We need leadership.

We do NOT need people piling more bodies in a home than the house was ever built to serve, to pour onto the front porch at all hours, to get drunkl and yell their happiness into the night, bothering everybody around them, expose their low class nonchalance for our precious city in ways they would NEVER do in their home towns. Why? Because we are proud to say, "What happens in New Orleans, stays in New Orleans."

We need a sea change, and str is a big piece of that pie.

Thank you very much.

Carol Allen

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Carol Allen

7300 Lakeshore Drive, #12  
New Orleans, LA 70124

Our lives begin to end the day we become silent about things that matter. MLK

## Paul Cramer

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**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Monday, June 11, 2018 7:50 PM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** PIANO; Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell  
**Subject:** CNBC link discussed at CPC meeting with PIANO Board

<https://www.cnbc.com/2018/06/04/miami-beach-proposes-major-crackdown-on-short-term-rental-platforms.html>

<https://thelensnola.org/2018/06/04/how-a-house-built-with-public-funds-for-affordable-housing-became-a-500-a-night-airbnb/>

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Bonnie Rabe, Innkeeper  
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2727 St. Charles Avenue  
New Orleans, LA 70130

*Come experience the New Orleans Garden District at the Grand Victorian!*

May 23, 2018

City Planning Commissioners and Staff:

We write to you on behalf of the Professional Innkeepers Association of New Orleans (PIANO), a trade association composed of 40 independent small businesses operating as licensed Bed & Breakfasts (B&Bs) within the lodging/hospitality industry of New Orleans. Our properties are located in many different neighborhoods in town: Algiers Point, Bywater, Esplanade Ridge, Faubourg Marigny, French Quarter, Garden District, Lakeview, Lower Garden District, Mid-City, Touro Bouligny, Treme and Uptown. Several of our members have been in this industry for 20+ years.

PIANO would like to thank you for re-examining the issue of Short Term Rentals (STR's) in New Orleans, as mandated by Mayor Cantrell, one year after the STR laws became effective.

PIANO has submitted concerns in the past, prior to laws being adopted; we continue to have concerns that we hope will be considered or reconsidered within your current study.

They are as follows:

1. **ISSUE:** *Homestead exemption for all residential categories of STRs*, to prevent many of the current problems reported as a result of the absence of a responsible party on the premises whenever guests are present.

**REQUESTED ACTION:** Enforce the homestead exemption as a requirement for all STR categories.

2. **ISSUE:** *Density limits/neighborhoods/quality of life*, to address the situation of many blocks housing only one remaining "resident".

**REQUESTED ACTION:** Restrict issued licenses to one per block face, as required for B&B licenses.

3. **ISSUE:** *Further restrictions for the Commercial STR category*, to prevent entire apartment buildings applying for and receiving spot zoning changes, thereby becoming de facto hotels.

**REQUESTED ACTION:** Adopt the restrictions initially proposed in your primary study, in contrast with the absence of regulation now.

4. **ISSUE:** *Accurate and uniform tax collection.*

**REQUESTED ACTION:** Require STR's to register for a Revenue account, currently observed by B&B's, reporting and paying all appropriate taxes.

5. **ISSUE:** *Lack of transparency on the STR platforms*, preventing enforcement of current laws.

**REQUESTED ACTION:** Require accountability and transparency in order to do business in New Orleans.

6. **ISSUE:** *Proliferation of license applications in the last 2 months* (from 5,000 to almost 10,000 leading up to Jazz Fest 2018).

**REQUESTED ACTION:** Limit the number of STRs by area/district, etc.

7. **ISSUE:** *Elimination of the "bad actors"*, in other words, whole house rentals by absentee owners, resulting in frequent instances of noise complaints, overcrowded properties, garbage, etc.

**REQUESTED ACTION:** Require STR's to have an accountable resident present for each rental night, thereby fulfilling the "home sharing" experience that is promoted by the platforms.

8. **ISSUE:** *Reduction of the number of rental nights for the "Temporary" category, as the current 90 day-limit allows weekend rental throughout the entire year.*

**REQUESTED ACTION:** A Temporary license should be restricted to 14 days, which would cover the local Special Events, as intended.

To summarize, professional innkeepers are residents of their businesses. Each member invested in a neighborhood to be a neighbor, often requiring the approval of surrounding residents to initiate their enterprise. Currently, STR's may simply apply for a license and receive the permit virtually anywhere in the city, apart from the French Quarter. More than 80% of licenses issued are for whole-house rentals and almost 40% of these licenses are owned by an investor with several properties. These investors have no stake or interest in the quality of life of a neighborhood. They are merely motivated by the bottom line.

One of the major reasons people visit and settle in New Orleans is for the culture. Entire neighborhoods populated by STR's destroy the fabric of our City. We appeal to you to rein in this problem, govern wisely, and allow us to continue being proud ambassadors of New Orleans, in its 300<sup>th</sup> birthday and beyond.

Thank you for your time and consideration of our thoughts on this critical issue.

Very truly yours,

The Board of Directors  
Professional Innkeepers Association of New Orleans

Jill Abbyad - The Chimes B&B – Touro Bouligny  
Raynell Dunham - Garden District B&B - Garden District  
Cindy Keuffer - Monroe Row B&B - Treme  
Bonnie Rabe - Grand Victorian B&B - Garden District  
Betsy Rayner - Chez Palmiers B&B – Faubourg Marigny  
Kelly Rayner - Lookout Inn - Bywater

June 12. 20018

Robert D. Rivers  
1300 Perdido Street 7th Floor  
ONe Stop Shop  
New Orleans, LA 70112

Dear Mr. Rivers,

I'd like you to hear my story. By all appearances I should be the poster-child/host of AirBnB in the New Orleans community. I own and occupy my home, which has a homestead exemption and would like to be able to obtain an Accessory Permit. Which I have been denied.

My home located in Faubourg Bayou St. John is a raised center hall with the ground level build out of two one bedroom apartments. I have three meters and therefore my triplex home is zoned for multi family. Because I own a triplex, I pay more in insurance, I pay sanitation for all three units and need this extra income a STR would provide to meet those expenses.

In my attempt to use one ground level apartment of my three unit house as a STR, I applied for an Accessory permit. It seems triplex homes were not addressed by the previously passed city ordinance, so the Department of Permits & Safety interpretation is that, I could only obtain the Temporary level permit.

While I understand the outcry for more regulations and denial of those who are not owner/occupied or whole houses. I am not that person. I feel my situation deserves an Accessory permit, just as a double home can obtain such level of permitting. As a triplex owner-occupied home (with homestead exemption) I am only using one-third of my housing for STR, two-thirds are still in use as long term residents, which seems to be a goal the community has expressed concerns. Unlike a double, half of their home is off the long term market. I am still providing long term rental along with my STR, which a double can not do.

I ask that you please include triplex owner-occupied homestead exemption homes in the category of Accessory License. Just as doubles with homestead exemption, owner-occupied, renting one STR is allowed to obtain an Accessory License to satisfy the city's requirements for their listing. I satisfy all the needs and concerns of the New Orleans community, by continuing to provide long term rental, only one-third of my home would be STR and I am a property tax paying resident present in the home with the STR. So why not?

Sincerely,



Denise Berthiaume  
3014 Ursulines Ave  
New Orleans, Louisiana 70119  
504-259-3864  
denise@berthiaumeenterprises.com

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Denise Berthiaume  
3014 Ursulines Ave  
New Orleans, LA 70119

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Mr. Robert D. Rivers  
City Planning Commission  
1300 Perdido Street 7th floor  
One Stop Shop  
New Orleans, Louisiana 70112

70112-212599



**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Tuesday, June 12, 2018 3:03 PM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Subject:** Economics of STRs Driving Up Home Prices

## Example of STRs Driving Up Home Prices

Assume a house that would sell for **\$350,000** based on strictly residential use, but can bring in \$36,000 per year in short-term rental income.

The annual return on investment is 10.3%.

But since the market return on similar short-term lodging properties is around 7%, STR operators will bid up the price of the property until the yield falls below 7%, resulting in a maximum price of **\$514,300**.  
( $36,000 \div 514,300 = 7\%$ ).

- Jay Brinkmann, economist

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Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast](http://GrandVictorianBed&Breakfast.com)  
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tel: [504-895-1104](tel:504-895-1104); toll free: [1-800-977-0008](tel:1-800-977-0008)

2727 St. Charles Avenue

New Orleans, LA 70130

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## French Quarter Citizens

632 North Rampart Street  
New Orleans, LA 70112  
504-588-2929  
[www.frenchquartercitizens.org](http://www.frenchquartercitizens.org)

June 19, 2018

City Planning Commissioners:

Robert Rivers, Kelly Brown, Eugene Green, Lona Hankins, Jason Hughes, Walter Isaacson, Kathleen Lunn, Robert Steeg and Staff.

Commissioners:

I write on behalf of French Quarter Citizens, a preservation organization located at 632 N. Rampart Street. We commend and thank this Commission and Staff for its efforts in studying the effects of the current Short Term Rental ordinance and to recommending needed changes. I, as well as most of my members, are residents of the French Quarter. **I apologize in advance for the lengthy letter, but this is a critical issue for all of us who live and work in New Orleans.** We urge you to consider the following proposals as you examine the effects of the short term rentals on the City as a whole, and, in particular, the French Quarter, as the densest neighborhood in the City.

- Maintain the decade's long ban on STRs in the French Quarter. The French Quarter is the densest neighborhood in the City of New Orleans. Anything resembling greenspace or a yard is almost non-existent. There is no space between the buildings and many are from two, to four stories high which means those balconies and windows look directly over onto the neighboring properties. Sounds travel instantly from building to building, courtyard to courtyard, window to window, door to door. Residents are pummeled day and night by noise, congestion and vibrations. Despite this, the residents continue to fight to keep the French Quarter a living breathing neighborhood. The STR prohibition is one of the regulations that make it possible for our dwindling number of residents to continue to live in the Quarter.
- Extend the prohibition on STRs to all historic core districts. Particularly the Marigny, Tremé, By-water and the Garden District. STRs have impacted these areas beyond what their neighborhood structures can withstand. Entire streets and blocks have been bought up by developers and turned into STRs. The number of residents is dwindling in these areas as well as the French Quarter. The prohibition should be extended to all historic core districts.
- Eliminate the current Type "T" – Temporary STR. - Temporary STRs have become *defacto* whole house rentals. Currently an operator can rent a whole house out for 90 days a year without being present on the property. That adds up to every weekend for an entire year! This category has been abused and continues to be abused by property owners who are not present on the property, live out of town, and who cannot be reached even when there is an emergency. We urge that the rental periods be reduced from 90 days a year to 15 days a year. That would still allow a property owner to leave town during Mardi Gras, Jazz Fest, FQ Festival and other major events but would not allow them to operate a whole house rental every weekend, all year long.

- Eliminate Type “C” Commercial STRs in all historic districts including the VCE. Developers are buying up swaths of buildings all over the city and turning them into STRs. These are *defacto* Hotels which are crowding out residents and which are operating under the radar without paying fees and taxes. Buyers are lobbying constantly to turn residential lots into commercial lots in order to operate short term rentals.
- Require proof of homestead for each and every operator - STRs have become anything but Aunt Betty and Uncle Joe trying to make ends meet. Out of town developers with no cultural connection to our city are buying up entire streets of homes (such as in the Tremé) and operating them as short term rental. This problem could be easily solved if the operators were allowed only one STR per homestead and if they were required to produce proof of homestead before being given a license.
- Destination Cities- We encourage you to study what other destination cities are doing. Cities such as San Francisco, New York, Miami, Paris, Rome and Barcelona, are sharing the same issues as New Orleans. Many of these cities are moving to dramatically regulate short term rentals because of the devastation to their neighborhoods, which in most cases are far older than New Orleans. Venice is a case in point. Short term rentals are erasing this city off the map. Venice has been so decimated by short term rentals that recently, the few remaining residents took to their boats in an attempt to force the cruise ships to leave the harbor. New Orleans, in particular the French Quarter and surrounding neighborhoods, are not far behind. We urge you to review regulations and fines that these cities have instituted and apply them here.
- Data-sharing by the platforms- Demand data-sharing by the platforms. These Platforms are using our city to make a great deal of money. It is unacceptable that the platforms feel they can tell the City of New Orleans what they will do, and what they won’t do, including what data they will share or not share. Data sharing is essential to any enforcement initiative. This should be a line drawn in the sand.
- Enforcement- An enforcement mechanism needs to be devised that places the burden on the operator instead of the neighbors. The data sharing from the platforms is critical.

In closing, (no doubt to your great relief) I would like to note that many times when I speak out on the Short Term Rental issue, those on the other side say “ Well if you don’t like it, then just move!” I usually respond by saying “No, it’s illegal here but if you want to do STRs why don’t YOU move to Cleveland, or Houston or Boise Idaho?” They look at me puzzled and respond, “Because I couldn’t make any money in one of those cities!” I ask them “why not?” They reply, “Because no one goes there.” And again I ask “why not?” By this time, they see where the conversation is going and usually walk away. If the STRs continue unabated, we are witnessing the waning days of our beautiful one-of a kind French Quarter as we know it, and we will be indistinguishable from Cleveland, Houston or Boise. Thank you again for your efforts on this study.

Regards,

Susan Guillot  
 President, French Quarter Citizens  
 632 N. Rampart  
 504-710-3547

# Short-Term Rental Committee

New Orleans, Louisiana

July 6, 2018

City Planning Commission of the City of New Orleans  
Consideration of Council Resolution M-18-195 re  
**Suspending the Issuance or Renewal of “Temporary” and “Commercial”  
Short-Term Rental Permits**

Remarks by  
Brian R. Furness  
Chair, Short-Term Rental Committee  
(As prepared for delivery)

I am Brian Furness and I appear today as Chair of the Short-Term Rental Committee (STRC), which has for over 20 years has advocated the protection of neighbors and neighborhoods from the impact of short-term rentals, to speak in support of City Council Motion M-18-195.

The STRC supports enthusiastically, as underlined the STRC’s testimony before the Council on May 24, the creation of an Interim Zoning District that prohibits the issuance and/or renewal of certain temporary and commercial STR permits. We salute the Council for approving this measure unanimously, and urge the CPC do so as well.

Nowhere is the oft-quoted adage “if you find yourself in a hole, stop digging” more applicable. The “pause” is both timely and justified, and was based on real data and the need for immediate neighborhood relief. The significant number of new and renewal applications — many filed at the last moment anticipating restrictions — testifies to the risks to commercial exploitation threatened by the moratorium, and responds to no conceivable resident interest. Granting these additional new and renewal applications would continue and prolong the devastation of some of the City’s most historic and sensitive neighborhoods, and threaten the comity and livability that truly creates a viable residential neighborhood. Moreover, the applications risk prejudging the results of the STR study mandated by Council Motion 18-194.

We believe that the provisions regarding STRs in Commercial Districts are overly permissive, especially absent a similar moratorium on spot-zoning single properties/parcels in residential or mixed-use districts, increasing numbers of which have been brought before the CPC and the Council.

Noting the number of new and renewal applications filed in anticipation of the Council Motion, the STRC further urges the CPC support applying the moratorium to all applications currently in the pipeline; at least, to applications filed in the 30 days immediately preceding the Council’s action on May 24.

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The Short-Term Rental Committee is composed of people from across New Orleans who advocate for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

The temporary suspension will further allow time for the study of short-term rental issues as mandated by the Council, and for the possibility of more comprehensive approaches.

The STRC will comment separately on issues it believes should be considered in the Study mandated by Council Motion M-18-194.

Thank you.

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The Short-Term Rental Committee is composed of people from across New Orleans who advocate for the protection of neighborhoods from the intrusion of illegal short-term rentals, which introduce commercial uses into residential areas, displace actual residents, and undermine the very building blocks of our city.

## Paul Cramer

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**From:** Innkeeper, HH Whitney House <innkeeper@hhwhitneyhouse.com>  
**Sent:** Thursday, June 7, 2018 10:45 AM  
**To:** Brooke Perry; CPCinfo  
**Cc:** Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell; PIANOlist@yahoogroups.com  
**Subject:** FW: Another reason why STR properties should have individual revenue accounts with the city and state ...

Dear Brooke,

Thank you for inviting our group of innkeepers to City Planning's data gathering meeting this past Tuesday. Following the meeting I received the following email from Booking.com, a mainstream hotel and B&B travel portal that serves as a booking engine for lodging properties internationally. The email includes a short video which introduces various Booking.com employees who are available to assist the non-traditional accommodations operator.

It appears that Booking.com is now seeking out homeowners and apartment dwellers to list on their platform, along with the traditional hotels and bed & breakfasts. I've also received emails recently that Booking.com would have a representative in a booth at Wednesdays on the Square, presumably to recruit and sign-up new properties for their platform.

It's no longer just AirBnB, VRBO and FlipKey that are listing and booking rooms for short-term rentals, but traditional hotel booking sites are now getting in on the action. BedandBreakfast.com is another longtime B&B directory service that is in the process of converting to the AirBnB model. Others are sure to follow.

This should concern the city, not just because it's one more entity that needs to be regulated and/or will require a separate deal for tax collection. Booking.com is different from most of the other platforms in that they don't collect any funds to begin with. The guests' contact information, credit card account data and other reservation details are passed from Booking.com to the property host or manager for processing through their own systems. All properties listed with Booking.com collect their own payments directly from their guests.

Since Booking.com is not collecting payments, the **ONLY WAY** that the city would be able to collect taxes from lodging booked via their platform would be for each individual property to have a revenue account and file directly with the city. The same would hold true for state tax collections. This is all the more reason that **EVERY SHORT-TERM RENTAL PROPERTY SHOULD HAVE A REVENUE ACCOUNT AND FILE TAXES DIRECTLY** with both the city and state.

The AirBnB model is tragically flawed and will not work with every platform that is out there. I hope that the City Planning staff takes this into consideration and will recommend that lodging taxes and occupancy fees be paid directly by the short-term rental property owners instead of being aggregated into one lump sum payment by each of the hundreds of different travel platforms in existence. This is the only way to ensure transparency and create an audit trail for city regulators to follow. It will also make the tax accounting much easier for traditional accommodations providers who advertise on many different platforms. We won't have to worry any more about where a booking originated and question whether or not taxes have been paid on that reservation on our behalf or whether we should be collecting directly from the guest and remitting directly.

If you have any additional questions, please feel free to contact me by email or telephone.

Best regards,

Glen Miller, Innkeeper  
HH Whitney House - A Bed & Breakfast on the Historic Esplanade  
1923 Esplanade Avenue  
New Orleans, Louisiana 70116-1706  
1-504-948-9448 (Local/Direct)  
1-800-924-9448 (US Toll-free)  
1-504-453-1225 (Mobile/Text)  
[mailto: innkeeper@hhwhitneyhouse.com](mailto:innkeeper@hhwhitneyhouse.com)  
<http://www.hhwhitneyhouse.com/>

Member, Professional Innkeepers Association of New Orleans (PIANO)  
Member, Louisiana Bed & Breakfast Association (LBBA)  
Member, New Orleans Convention & Visitors Bureau

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**From:** Check-in with Booking.com [<mailto:no-reply@booking.com>]  
**Sent:** Wednesday, June 06, 2018 4:48 AM  
**Subject:** We welcome properties of all shapes and sizes

## Booking.com Check-in

Tips and advice for apartment owners, hosts and hoteliers



Your local Booking.com partner blog

We recognise that your needs are different from our traditional hotel partners, so our weekly posts are packed with tips to help properties like yours get more bookings, save time and increase your earnings.

The advice we post on the blog comes from our local Booking.com teams, alongside input from fellow partners – so you can expect relevant, actionable ideas from people in the know.

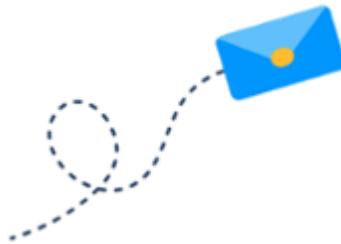
To introduce you to our teams, we've made a video that takes you behind the scenes at Booking.com.

Meet some of the passionate people behind your Booking.com experience...

[Meet the team](#)

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## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Thursday, May 24, 2018 8:56 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: PIANO's comments for the May, 2018 CPC Restudy of STRs  
**Attachments:** CPC letter from PIANO for 5-18 STR Restudy.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** info@gvbb.com [mailto:info@gvbb.com] **On Behalf Of** Bonnie Rabe  
**Sent:** Thursday, May 24, 2018 6:42 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>; CPCinfo <CPCinfo@nola.gov>  
**Cc:** PIANO <pianolist@yahogroups.com>  
**Subject:** PIANO's comments for the May, 2018 CPC Restudy of STRs

City Planning Commissioners and Staff,

The Professional Innkeepers Association of New Orleans (PIANO) respectfully submit our observations and concerns regarding the May, 2018 restudy of the current Short Term Rental laws in New Orleans. We will presenting this to your staff in a meeting on 5/24/18 as well.

Please contact me should you have any questions or require additional information.

Thank you.

Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast](#)  
and PIANO Board Director  
[info@gvbb.com](mailto:info@gvbb.com)  
tel: [504-895-1104](tel:504-895-1104)  
2727 St. Charles Avenue  
New Orleans, LA 70130  
[New Orleans -- Better Way to Stay advertising campaign](#)

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, June 12, 2018 3:09 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Case for Homestead Exempt Owner/Occupied Triplex to be eligible for Accessory Permit for STR

**From:** Denise Berthiaume [mailto:denise@berthiaumeenterprises.com]  
**Sent:** Tuesday, June 12, 2018 2:31 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Case for Homestead Exempt Owner/Occupied Triplex to be eligible for Accessory Permit for STR

June 12, 2018

Robert D. Rivers  
1300 Perdido Street 7th Floor  
ONe Stop Shop  
New Orleans, LA 70112

Dear Mr. Rivers,

I'd like you to hear my story. By all appearances I should be the poster-child/host of AirBnB in the New Orleans community. I own and occupy my home, which has a homestead exemption and would like to be able to obtain an Accessory Permit. Which I have been denied.

My home located in Faubourg Bayou St. John is a raised center hall with the ground level build out of two one bedroom apartments. I have three meters and therefore my triplex home is zoned for multi family. Because I own a triplex, I pay more in insurance, I pay sanitation for all three units and need this extra income a STR would provide to meet those expenses.

In my attempt to use one ground level apartment of my three unit house as a STR, I applied for an Accessory permit. It seems triplex homes were not addressed by the previously passed city ordinance, so the Department of Permits & Safety interpretation is that, I could only obtain the Temporary level permit.

While I understand the outcry for more regulations and denial of those who are not owner/occupied or whole houses. I am not that person. I feel my situation deserves an Accessory permit, just as a double home can obtain such level of permitting. As a triplex owner-occupied home (with homestead exemption) I am only using one-third of my housing for STR, two-thirds are still in use as long term residents, which seems to be a goal the community has expressed concerns. Unlike a double, half of their home is off the long term market. I am still providing long term rental along with my STR, which a double can not do.

I ask that you please include triplex owner-occupied homestead exemption homes in the category of Accessory License. Just as doubles with homestead exemption, owner-occupied, renting one STR is allowed to obtain an Accessory License to satisfy the city's requirements for their listing. I satisfy all the needs and concerns of the New Orleans community, by continuing to provide long term rental, only one-third of my home would be STR and I am a property tax paying resident present in the home with the STR. So why not?

Sincerely,

Denise Berthiaume

3014 Ursulines Ave  
New Orleans, Louisiana 70119  
504-259-3864  
[denise@berthiaumeenterprises.com](mailto:denise@berthiaumeenterprises.com)

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, June 15, 2018 8:25 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Comment on ShortTerm Rental Study by New Orleans City Planning Commission

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**From:** donya knudsen [mailto:ibudonya@hotmail.com]  
**Sent:** Thursday, June 14, 2018 3:05 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Comment on ShortTerm Rental Study by New Orleans City Planning Commission

Thank you for the opportunity to post a comment for the public record.

I am the owner of a short term rental property located in the Central City neighborhood in New Orleans. My permit is the current version of a Temporary Permit which allows me to rent my four bedroom home to eight people per rental with a rental day cap of ninety days. I received my original permit in May 2017 and renewed in 2018 just prior to the moratorium set by the City Council. I may continue to operate legally until May 2019.

Current rentals to date are at 67 days (through the end of July) representing fourteen groups most of which were eight people in size. I have no rentals committed for the remaining months of the year, but based on rental history from the previous year, I expect a total rental inventory of 85 days by December 31.

The home that is being used as a short term rental unit is specifically compliant under the current regulations. In securing my license I was required to show evidence of liability insurance (\$500,000), post my license visibly both internally and externally at location, post an emergency device map and exit plan both with the city and at the property, demonstrate the installed status of smoke detection and fire extinguishing devices, formally advise the neighborhood through correspondence of my intended use of the property, collect public comment if any about my intended use of the property, and provide contact information on myself to the city, my guests, and my neighbors. Please note that no objections were offered during the public comment period prior to receiving my permit and none have been put forward since. Additionally, there are no complaints issued to the New Orleans police Department with respect to activities ongoing in association with my rental. Basically, myself and the business are models of what the City wants short term rental properties and owners to be. I will make clear that I do not reside on this property, but do reside in the city. I am registered to vote in Orleans Parish. I own a Homestead Exemption on the home in which I physically live.

As part of my management efforts on my rental home I am on location twice a week. The average time during these visits is one and a half hours, but ranges from all day to just a few minutes.

I own two properties in New Orleans. One is my home and the other is my sort term rental. I am not a corporation. I only have one STR license with a single property listed against it. The STR home is actually the one I raised my family in. Once the children were old enough to be on their own, my wife and I moved to a smaller unit. The original home equity was used to borrow enough to make a down payment on the second home. The plan in 2005 when this was done was to find a way to keep two properties in hopes of passing

them on to the next generation as appropriate. In the thirteen years that we have had two properties the home that is currently a short term rental has housed my granddaughter's paternal family at no cost after Katrina for a month, has housed my daughter's family for a year at no cost, been used as a long term rental, has been vacant for extended periods, has hosted family events during Christmas and New Years, and has been offered as a short term rental. Of all of the above the only economic arrangement that would allow me to fulfil my desire to pass what I have gained onto the next generation was the one offered by short term rental. The long term model used previously initially resulted in deterioration of the property and subsequently resulted in vacancy when rates were raised to a level affordable by a more sophisticated renter. You will note that most of what I have described above represents the American dream of home ownership and upward mobility. The paragraph before that demonstrates that I am fulfilling the dream without interfering with those that live around me.

So here I am doing everything that I am supposed to do. The business is working the way it is supposed to work. I have paid the City for the environment to allow all that to happen. If there is indeed an estimated 4200 short term units in the City just the licensing has provided \$630,000 in funds. I understand that it is possible to have multiple units per license. Multiple units per license should not be allowed. Knowing that this has likely occurred then let us say that the above calculated funding is only half or \$320,000. If those 4200 units did ninety days of business each then 378000 nights were available for use (legally). Note that some of those units were allowed to rent more based on commercial zoning. I believe the average rental is in the range of \$200 per night. This means that landlords made \$75,600,000. This also means that they were taxed at 4% or \$3,200,000. Additionally they paid \$1.50 per night to cover two other taxes amounting to \$567,000. Total revenue to the City based on an analysis using averages is \$3,887,000. I will point out that it is probable that the City earned more.

Additionally, the above economics does not include the expenses required to run the business. The expenses which include electricity, water, cable television, cleaning, maintenance, and yard work all are funds that roll back into the bank accounts of individuals (not the government) working in New Orleans. My own unit averages \$800 a month in bills inclusive of the above list. Over a twelve month period this is \$9600. For the 4200 units in the city that are doing the same then money entering the economy is \$40,320,000. Even if this number calculated is off by 75% it still is enough to sit up and take notice. The point is that there is a thriving economy associated with the short term rental industry. In a city where the minimum wage is \$7.50; in a city where restaurant workers make \$2.30 an hour plus tips; in a city who's only high tech industry is its healthcare; in a city who's record on education ranks in the bottom five percent of the entire United States; in a city with high unemployment among certain age groups it would seem important to offer employment and welfare opportunities beyond the status quo. The economy represented by the STR world offers just such an opportunity.

Returning to the previous paragraph with respect to revenues collected by the City. I understand that a department of six individuals has been hired to provide enforcement. They in turn report that they cannot enforce. So where has the money provided by STR landlord's gone to? It seems to me that more than just the inability to do the work should have come out of this. If there are bad actors then penalize them. In serious cases eliminate them. If there are multiple units on single licenses then change that. Additionally, limit the number of licenses an individual may hold. Require that owners be residents of the city. This does not mean requiring Homestead Exemptions on STR properties, but it might require being registered to vote. Please, please do your job. Then with what is left please, please start giving some of the money you have received back into City services.

In the end--what about me? I own one STR home. I live in the city. I rent 90 days a year. I operate a showcase business with no neighborhood problems. Are you really going to just hold me from my American dream because you can't or won't enforce. Are you really going to just hold me from my American dream because of a few who are abusing the system. WHAT ABOUT ME?

Regards,  
Gordon Causey

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 10:27 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Comments on Short Term Rentals

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**From:** Jacob Gardner [mailto:jgardner@frfirm.com]  
**Sent:** Sunday, July 1, 2018 3:57 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Comments on Short Term Rentals

Dear Mr. Rivers,

I am sending some comments for consideration by the City Planning Commission in advance of the hearing on July 10, and ask that you share these comments with the commissioners.

In the spirit of full disclosure, I sit on the Board of Directors of the Garden District Association (“GDA”). These comments are my own, however, and should not be considered a formal position statement by the GDA.

The Garden District is a unique area of our city. We are the second highest destination location within New Orleans (behind the French Quarter), and it is estimated that 5 million visitors tour our neighborhood annually. In the midst of all of this tourist activity the Garden District has always been and remains a predominately residential area. Those of us who live in this wonderful area are asking for certain protections to try to maintain the area’s residential character. STRs have put a tremendous strain on the livability of the area and threaten the historically residential character of the area. It is in everyone’s best interest to try to maintain the area’s residential character. For the residents, we need our area to remain livable on a daily basis. For the tourism sector, it is the residential character of the area that attracts millions of tourists each year.

Like other areas of the city’s historic core, the proliferation of STRs puts a tremendous strain on our area. In trying to fix the STR situation, I urge the commission to tie short-term rental licenses to a homestead exemption. Since STRs became legal we have all seen and heard about situations where absentee investors are purchasing properties as real estate investment opportunities. In addition to driving up housing prices, non-owner occupied STRs oftentimes become “party houses.” At the hearings prior to the legalization of STRs we heard many citizens speak in favor of legalizing STRs as a way for them to offset the costs of home ownership. That use of STRs is entirely different from whole home rentals. A homestead exemption requirement would also ensure that our neighborhoods continue to be occupied by locals.

Enforcement of the rules is also key. There is no point to modifying the existing regulations if there is no enforcement. The city should have the upper hand here if it chooses to be proactive. STR platforms obviously want to operate in a tourist destination city like New Orleans. It is my hope that the city will require meaningful data sharing from all platforms as a condition to their continued operation in New Orleans.

Finally, I urge you to consider an outright ban on STRs in the Garden District (and other historic core areas like Marigny and Tremé). In the past the city has recognized the unique character of the Garden District and prohibited the issuance of new bed & breakfast licenses in the area. It is clear from my conversations with my Garden District neighbors that the vast majority of our residents do not want STRs. We are and have always have been a residential

area. Like the French Quarter, other historic core neighborhoods also need special protections. These protections are needed now more than ever in light of increasing tourism numbers.

Thank you, in advance, for your consideration of these comments.

Regards,  
Jacob

W. Jacob Gardner, Jr.  
*Fowler Rodriguez, LLP*  
400 Poydras Street, 30th Floor  
New Orleans, LA 70130  
Phone: (504) 523-2600  
Fax: (504) 523-2705  
Email: [jgardner@frfirm.com](mailto:jgardner@frfirm.com)  
Web: [www.frfirm.com](http://www.frfirm.com)

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Thursday, May 24, 2018 8:59 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Council 5/24: Support M-18-194 to mandate a CPC study of Short-Term Rental issues

**From:** brfurness@aol.com [mailto:brfurness@aol.com]  
**Sent:** Wednesday, May 23, 2018 10:59 PM  
**To:** Moreno Council Shared <morenocouncil@nola.gov>; Jason R. Williams <jarwilliams@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>; Jarvis A. Lewis <Jarvis.Lewis@nola.gov>; Kristin G. Palmer <Kristin.Palmer@nola.gov>; CouncilDistrictD <CouncilDistrictD@nola.gov>; Cyndi Nguyen <Cyndi.Nguyen@nola.gov>; jay.banks@aol.com  
**Cc:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Council 5/24: Support M-18-194 to mandate a CPC study of Short-Term Rental issues

## Short-Term Rental Committee New Orleans, Louisiana

May 24, 2018

City Council of the City of New Orleans  
Consideration of M-18-194 re  
A CPC Study of Short-Term Rental Issues

Remarks by  
Brian R. Furness  
Chair, Short-Term Rental Committee  
(As prepared for delivery)

I am Brian Furness and I appear today as Chair of the Short-Term Rental Committee (STRC), which has for over 20 years has advocated the protection of neighbors and neighborhoods from the impact of short-term rentals, to speak in support of Motion M-18-194.

The STRC supports M-18-194 to include study of specific regulations adopted by other jurisdictions and otherwise expanding the City Planning Commission's study of STR-related issues.

The STRC further recommends:

- Ensuring that the CPC make protecting residents, neighbors and neighborhoods the study's principal objective;
- Instructing the CPC that short-term rentals, especially "Temporary" and "Commercial", are a commercial use, not a "residential use with commercial implications" as the 2016 CPC study concluded;

- Adding further mandated subjects aimed at:
  - evaluating tax accountability, compliance, enforceability, and auditability, to include a review of the City's agreement with AirBnB;
  - devising regulatory and enforcement mechanisms that rely less on pitting neighbor against neighbor;
  - adding the City of San Francisco to the list of experiences to be analyzed; and
  - strengthening guest and neighbor protections, to include fire safety, ADA compliance, insurance requirements, and anti-discrimination;

Particularly important, in our view, is an exploration of how best to ensure — even compel — timely, pro-active internet platform cooperation and data-sharing. AirBnB's performance under its agreement with the City has been tardy, grudging, and incomplete, and there are no agreements with other internet platforms. The STRC accordingly trusts that the CPC will identify tools and strategies, including financial and other penalties that constitute true incentives, to compel internet platform accountability and timely data-sharing. Data-sharing must include those elements most helpful to enforcement; e.g., STR address, STR permit number, operator information, nights occupied per month, and guest complaints, especially as related to discrimination.

Adding the City of San Francisco is particularly important because the City recently obtained an appellate court decision (First Court of Appeal of the State of California, A150385, San Francisco City & County v. Homeaway.com, Inc) rejecting an internet platforms contention that the Federal Stored Communications Act and the U.S. Constitution protected against disclosure of user information. Moreover, California courts have upheld a San Francisco law that would impose steep penalties on websites for arranging temporary rentals of unlicensed properties.

It is also important that CPC avoid simply re-hashing the 2016 study to bring back proposals — such as whole house rentals in residential neighborhoods — that have been resoundingly rejected by the voters.

Thank you.

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, May 25, 2018 8:55 AM  
**To:** Paul Cramer  
**Subject:** FW: HELP  
**Attachments:** 20180109\_135334.jpg; 20180109\_135301.jpg; 20180109\_135239.jpg; 20180109\_135126.jpg; 20180109\_135216.jpg; 20180109\_135221.jpg; 20180109\_135122.jpg

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**From:** chita1 [mailto:chita1@cox.net]  
**Sent:** Friday, May 25, 2018 7:56 AM  
**To:** CPCinfo  
**Subject:** HELP

This is a copy of an email I sent to Council person Palmer and will be sending it to all council members and the mayor

Dear council person Palmer

I have sent you an email before the vote on Thursday with no response. Look at the fabric of the 2200 block of N. Rampart St. Nice wouldn't you say! I would love to ask you to come visit but I am afraid you would have to be dropped off because there would be no place for you to park.

9 businesses have been built right across the street, Lovely.

Yet my side of the street is considered residential. I have one STR on that street and a double. The tenants in my double that I have owned for over 40 years are considering moving because they can't park due to the construction workers, imagine what it will be like when the businesses are open for good. I hear a taco bell a Starbucks and a veterinarian and who knows what else. All that aside you can call it what you want this is no longer residential, it has now taken on the look of completely commercial. With A strip mall

Who do you think I will rent to now since there is no place to park. Who will want to live on a busy street like this.

Please rezone this block face to allow STR'S, most come in by plane. This street should not be zoned residential anymore thanks to the previous city council.

All the residence on this block feel the same way, I have spoken to them personally. The council says they are concerned about the fabric of the neighborhoods, but the fabric of this neighborhood has changed

This is your district, please do something about the zoning. I would like to visit you in person if you can find some time for me

Thanks for listening to my venting  
504 874 5576

Chita Caimi

P.S there is a bar room on the corner a hotel on the other corner with no parking so they park on the street too, also a big hotel being built just around the corner in the old St Peter And Paul building. Please help this block.

Sent from my Samsung Galaxy Tab®4

Sent from my Samsung Galaxy Tab®4

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 4:20 PM  
**To:** Paul Cramer  
**Subject:** FW: Please delay or vote NO on short term rental ban and repeal of study committee  
**Attachments:** NOLA STR oppose letter\_final.pdf

**Importance:** High

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**From:** Tammy Cota [mailto:tammy@leoninefocus.com]  
**Sent:** Wednesday, May 23, 2018 3:58 PM  
**To:** Jason R. Williams  
**Cc:** Moreno Council Shared; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; CPCinfo; info@latoyacantrell.com  
**Subject:** Please delay or vote NO on short term rental ban and repeal of study committee  
**Importance:** High

Attached is letter requesting that the NOLA City Council please vote NO or delay voting altogether on Motion 18-185, a ban on short term rentals and on Motion 18-194, a repeal and replacement of the short term rental (STR) study committee.

As I explain in more detail in the attached letter, I believe that an STR ban would adversely impact consumers and reduce tourism in New Orleans. This would hurt the community as hosting families would lose income, local businesses would see a loss in sales due to reduced tourism and that would mean less state and local taxes being collected and remitted.

I ask the council to consider waiting for the results of the study due in six weeks or so, before considering any major changes or adopting any bans without first properly reviewing the study findings and not before you have heard from stakeholders so you can make sound public policy decisions based on the facts.

Please feel free to contact me if you have questions or would like to speak to one of my members individually to discuss alternatives to an outright ban on STRs.

Tammy Cota

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Tammy Cota, Executive Director  
Internet Coalition  
1 Blanchard Court, Suite 101  
Montpelier, VT 05602  
[tammy@theinternetcoalition.com](mailto:tammy@theinternetcoalition.com)  
[www.theinternetcoalition.com](http://www.theinternetcoalition.com)  
Direct: 802-279-3534

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, June 15, 2018 9:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Requirement for Homestead Exemption with Respect to STR Issue

---

**From:** donya knudsen [mailto:ibudonya@hotmail.com]  
**Sent:** Friday, June 15, 2018 9:19 AM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Requirement for Homestead Exemption with Respect to STR Issue

I wanted to add a comment with respect to the idea of landlord's owning a Homestead Exemption on property that is being operated as a short term rental. The anticipation that such will reduce the number of places to qualify for permits may have some basis, however not to the magnitude intended. [The assumption here is that a significant number of properties are owned by out of state operators or owned by individuals with multiple properties.](#) I offer the following for your consideration:

\*Do you actually know that the statement in blue is true? If it is not or you do not know it seems odd to create difficulty and generate unneeded work for owners that operate single units. What if most owners have one unit in addition to the home they physically live in? It would be important to understand that because the STR property likely has a value similar to their principal residence. The Homestead Exemption benefit would be the same or similar regardless of which unit the owner chose to register with through the Tax Assessor's office. The landlord in theory could choose to take the Homestead Exemption on the short term rental unit as opposed to the unit they live in. It would be possible to maintain enough of a presence on the short term rental property to make this legal. The effect of requiring having a Homestead Exemption will be for owners to actually shift their document to the rental property creating work for the Tax Assessor that will not in the end have its desired effect of forcing the landlord to be home during periods when guests are present. The Homestead Exemption requirement is full of issues that the City will not be in a position to monitor, control, or enforce.

\*The Homestead Exemption rule is not effectively enforceable. It is possible to own a Homestead Exemption on a property, have a presence in the house, but not be physically there. An example would be an owner who is deployed by the military, but still lists the short term rental property as a permanent address. This individual still lives in the city, still pays taxes, still is registered to vote, still has a state identification, but is not physically present in the home. The idea that Homestead Exemptions create an owner presence is not always correct.

\*Most people contracting short term rentals will not be interested in renting a home that is physically occupied by the owner. The Homestead Exemption rule may effectively kill the industry and the economy that comes with it.

\*It is possible that the effect of killing the industry will result in empty houses. Properties formerly being used as short term rentals would now be offered as long term rentals. Because of the nature and values of these properties the rent charged would be on the higher end of the range. The property then goes unoccupied

because renters cannot pay those prices. The landlord then lowers the rent in an effort to generate business. He is now only breaking even with typical depreciation and deterioration of his property occurring because it is a long term rental unit. The owner decides to sell. The next time the lease comes up, the owner terminates the contract in order to put the house on the market. The house goes for months with no buyers. The result of all of this is periods of time with no tenants followed by periods of time with no buyers. The end result is that the house is vacant. From a real estate perspective this is a very disturbing scenario.

The above are offered as points for thinking. City Planners must consider the worst case scenarios associated with eliminating or limiting short term rentals. These are only a few. This is on you. The Homestead Exemption requirement is unenforceable. The risks of eliminating or restricting the short term rental economy ensures that New Orleans and its people remain as is-- struggling to make their lives work financially.

Regards,  
Gordon Causey

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 8:51 AM  
**To:** Paul Cramer  
**Subject:** FW: Short Term Rental Comments  
**Attachments:** Address to CPC - Short Term Rental Comments.docx

**From:** Patrick Braud [mailto:patrick.w.braud@gmail.com]

**Sent:** Wednesday, May 23, 2018 7:06 AM

**To:** CPCinfo

**Cc:** Joseph I. Giarrusso; Kristin G. Palmer; Jay H. Banks; Jared Brossett; Jason Williams; Cyndi Nguyen; Moreno Council Shared; LaToya Cantrell; Latoya Cantrell; T. Gordon McLeod; Andrew Stout; Ann Marie Derby; Ann Welsh; Barry Kohl; Gladys Brown; H. V. Nagendra; Nahum Laventhal; Paul Baricos; Steve Ingersol; Teddi Locke; Nancy Lally; Lorey Roberts Flick

**Subject:** Short Term Rental Comments

EXECUTIVE DIRECTOR,

Thank you for allowing the Central Carrollton Association (CCA) the opportunity to provide comments on Short Term Rental regulation.

Please see attached and we thank you in advance for taking our comments into consideration.

Enjoy your day,

--

Chairman of the Zoning and Planning Committee  
Patrick Wayne Braud Jr  
New Orleans, La



### **CENTRAL CARROLLTON ASSOCIATION**

[ccanola70118@gmail.com](mailto:ccanola70118@gmail.com) [www.ccaneworleans.org](http://www.ccaneworleans.org)

*Area served: S. Claiborne Ave. to Willow St., S. Carrollton Ave. to Broadway St.*

## Paul Cramer

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**From:** Robert Steeg <rsteeg@steeglaw.com>  
**Sent:** Tuesday, May 22, 2018 10:00 AM  
**To:** Robert D. Rivers  
**Cc:** Krista L. Lewis  
**Subject:** FW: Short Term Rentals | Legal Opinion ?

Bob,

Sean Cummings sent me 2 emails, both appear below, one under the other.

Robert M. Steeg

### STEEGLAW

201 St. Charles Avenue | Suite 3201 | New Orleans, LA 70170

Tel: 504.582.1199 | Fax: 504.582.1240

[rsteeg@steeglaw.com](mailto:rsteeg@steeglaw.com) | Steeg Law Firm, LLC | [www.steeglaw.com](http://www.steeglaw.com)

America's Best Lawyers | Chambers USA | Super Lawyers



Certification No. R055-A33Y-1VQi-WV

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**From:** Sean Cummings [mailto:seanc@ekisticsinc.net]  
**Sent:** Monday, May 21, 2018 6:19 PM  
**To:** Robert Steeg <rsteeg@steeglaw.com>  
**Subject:** Re: Short Term Rentals | Legal Opinion ?

Hi Rob:

The below is not my best word-smithing, Let me try again.

Regarding the STR issue that seems to occupy so much of public discourse these days, do you know of a legal opinion that addresses whether STR's constitute a change of land use ie: commercial in on residentially zoning land ?

To me, this one is a very interesting legal angle that I have not seen in local debate.

The City currently appears to allow a split definition, but there seems to be robust precedent to suggest that leases of 30 days or longer term constitute residency, whereas a leases for lesser terms are denoted as transient, as commercial use.

Your thoughts ?

Thanks very much.

sean c.

sean cummings

**ekistics, inc.** | entrepreneurs row | 220 camp street | 5th floor | new orleans 70130  
o 504.593.9494 | c 504.236.0081

On May 21, 2018, at 6:11 PM, Sean Cummings <[seanc@ekisticsinc.net](mailto:seanc@ekisticsinc.net)> wrote:

Hey Rob:

I hope you are doing well.

Regarding the STR issue that seems to occupy so much of public discourse, are you aware of any legal opinion that addresses whether STR's are, in effect, a change of land use ie: If commercial use is not permitted on residentially zoning land, then it would be, by definition, prohibited.

The debate seems to be, although rarely stated this way, about whether STR is a commercial or residential use. The City seems to allow a split definition, but there seems to be significant precedent that leases 30 days or longer constitute residency, whereas those leases less than that constitute transient commercial use.

Please kindly let me know your thoughts generally and also if you know of a formal legal opinion on this matter.

Thanks very much.

sean c.

sean cummings

**ekistics, inc.** | entrepreneurs row | 220 camp street | 5th floor | new orleans 70130  
o 504.593.9494 | c 504.236.0081

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Thursday, May 24, 2018 8:58 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: STRs: California Decisions Compel Internet Platform Data-Sharing and Penalties  
**Attachments:** L Rivers with info on California STR decisions.docx

**From:** brfurness@aol.com [mailto:brfurness@aol.com]  
**Sent:** Wednesday, May 23, 2018 11:50 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Cc:** Kristin G. Palmer <Kristin.Palmer@nola.gov>  
**Subject:** STRs: California Decisions Compel Internet Platform Data-Sharing and Penalties

## Short-Term Rental Committee

New Orleans, Louisiana

May 24, 2018

Robert D Rivers, Executive Director  
City Planning Commission  
City Hall  
New Orleans, LA

email only

Dear Bob:

Re: Short-Term Rental Issues

However tomorrow's City Council session turns out, it seems that your study of short-term rental issues is likely to continue. Attached is the statement I **prepared to** deliver at the City Council tomorrow.

At our recent informal meeting with you and staff, you asked that we be particularly alert and forward to developments relevant to the legal status of internet platform data. A recent article in The Lens — <https://thelensnola.org/2018/05/22/expedia-agrees-to-help-city-of-new-orleans-find-violators-of-short-term-rental-laws/#> — identifies a recent California Appellate Court Decision (at <http://www.courts.ca.gov/opinions/nonpub/A150385.PDF>) that specifically rejected HomeAway's arguments that the Federal Stored Communications Act and the U.S. Constitution shielded HomeAway from having to share user information with authorities.

The San Francisco Chronicle article (at <https://www.sfchronicle.com/business/article/HomeAway-must-give-San-Francisco-records-on-12761054.php>) cited by The Lens also referred to another case, pointing out that:

“This case is separate from HomeAway's other recent lawsuit with the city. HomeAway joined rival Airbnb in a lawsuit challenging a San Francisco law that would impose steep penalties on websites for arranging temporary

rentals of unlicensed properties. The companies lost that case, which led to them agreeing to jettison any unregistered hosts by early this year. A [Chronicle investigation](#) showed that HomeAway's number of local listings fell from 1,208 in August to 509 in January.”

These two cases, if applied in New Orleans, would go a long toward creating an environment wherein internet platforms were indeed compelled to share the information that would make enforcement considerably more feasible.

Regards,  
Brian

Brian R. Furness  
Chair, Short-Term Rental Committee

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Sara Albee [mailto:Sara.Albee.116440068@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:44 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Sara Albee  
3014 Bienville St  
New Orleans, LA 70119 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 1:44 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jeremy Alcock [mailto:Jeremy.Alcock.116452272@p2a.co]  
**Sent:** Tuesday, May 22, 2018 1:28 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Jeremy Alcock

Regards,  
Jeremy Alcock  
3313 Annunciation St  
New Orleans, LA 70115

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:37 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Andres Barcelo [mailto:Andres.Barcelo.2072081@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:20 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). I rely on renting out our duplex as a needed source of income, I just put 200k dollars into fixing this home so me and my wife and daughter could have financial stability. Because we own our houses through our business partnership the motion to ban temporary short term rentals would kill our business and our livelihood. We are not big business, we are two middle class entrepreneurs trying to make a living in this city and New Orleans needs short term rentals for the influx of tourists you have no housing or hotels for. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Andres Barcelo  
2540 Lavender St  
New Orleans, LA 70122

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:04 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Angel Barre [mailto:Angel.Barre.116460723@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:10 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I manage several short-term rentals in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). I am 33 years old and a mother of 4. My kids are 2, 4, 6 & 8. I was on HANO's section 8 program as well as receiving SNAP benefits for about 3-4 years and I was going nowhere. I couldn't do much for myself or my kids- and it was depressing when you see other kids doing things your kids cant. Then along came Airbnb. It changed our lives! I now have the responsibility of managing 5 Airbnb locations in New Orleans with an average salary of around \$4k/month. I have a high school education. Where in the hell could I find a job in New Orleans to make almost \$50k/year and still be the mother that my kids need me to be? I certainly do not want to go back to section 8 and food stamps. PLEASE consider my position and the many other New Orleanians I know in my position by not dismembering my livelihood. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Angel Barre  
4918 Cardenas Dr  
New Orleans, LA 70127

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:02 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Barbara Barre [mailto:Barbara.Barre.116454702@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:33 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Barbara Barre  
1701 Killdeer St  
New Orleans, LA 70122

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Andres Barcelo [mailto:Andres.Barcelo.2072081@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:20 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

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New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Andres Barcelo  
2540 Lavender St  
New Orleans, LA 70122 ▪

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Friday, May 18, 2018 4:32 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** John Bardsley [mailto:John.Bardsley.42772053@p2a.co]  
**Sent:** Friday, May 18, 2018 4:28 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
John Bardsley  
3421 Dauphine St  
New Orleans, LA 70117 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kurt Barker [mailto:Kurt.Barker.114465739@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:35 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Kurt Barker  
816 Desire St  
New Orleans, LA 70117 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:11 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Angel Barre [mailto:Angel.Barre.116460723@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:10 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

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Sincerely,

Regards,  
Angel Barre  
4918 Cardenas Dr  
New Orleans, LA 70127 ▪

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Blanca Martinez [mailto:Blanca.Martinez.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:44 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am housekeeper working at Hospitality of New Orleans. I am so thankful to this company for allowing me to have a flexible schedule. Now, I have to the time to cook for my kids, help them with their school tasks and just spend time with them. Also, this year thanks to my job I was able to afford my first home. For a mom, the fact that I can provide for my family and still have time to spend with them is priceless.

My co-workers are like family, the employee/employer relationship is very professional and amicable, the work pressure is manageable, and the overall work environment is pretty good. All of these benefits, make me want to do my job with more love and enthusiasm. I enjoy greeting our guests and making them feel welcome to our beautiful city.

The banning of short-term rentals across the city puts my co-worker and my job at risk. This would force us to go back to the hotel environment where we have very limited benefits, earning half of what we earn now and work long shifts.

Please consider my story and the one of my co-worker before making drastic changes to an industry that is providing so many good jobs.

Blanca Martinez  
Housekeeper Hospitality of New Orleans

Regards,  
Blanca Martinez  
3535 Canal St  
New Orleans, LA 70119 ▪

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 11:53 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Eric Bonhagen [mailto:Eric.Bonhagen.116447430@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:31 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Eric Bonhagen  
2126 Seventh St  
New Orleans, LA 70115

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 8:48 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Brett Leal [mailto:Brett.Leal.116463801@p2a.co]  
**Sent:** Tuesday, May 22, 2018 4:17 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Brett Leal

Regards,  
Brett Leal  
821 N Hennessey St  
New Orleans, LA 70119 ▪

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Friday, May 18, 2018 4:05 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** James Brubaker [mailto:James.Brubaker.42771685@p2a.co]  
**Sent:** Friday, May 18, 2018 3:49 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
James Brubaker  
3421 Dauphine St  
New Orleans, LA 70117 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 1:30 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Patricia Buffington [mailto:Patricia.Buffington.116451020@p2a.co]  
**Sent:** Tuesday, May 22, 2018 12:56 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Patricia Buffington  
2500 Livaccari Dr  
Violet, LA 70092 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** STEVEN CAHALL [mailto:STEVEN.CAHALL.116435875@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:43 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
STEVEN CAHALL  
4201 Tchoupitoulas St  
New Orleans, LA 70115 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:58 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

-----Original Message-----

From: Candice Bellau [mailto:Candice.Bellau.116096728@p2a.co]  
Sent: Tuesday, May 15, 2018 12:48 PM  
To: Robert D. Rivers <rdrivers@nola.gov>  
Subject: Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I have a small accounting business that employs three people. The majority of our clients own and operate short term rentals in New Orleans. They have taken blighted properties and transformed them into something magnificent. These short term rentals provide a steady income stream for my company as well as numerous other businesses that have opened due to short term rentals. There are concierge services, cleaning services, maintenance services as well as the tourism it brings to the city.

Regards,  
Candice Bellau  
3414 Constance St  
New Orleans, LA 70115 <<http://admin.phone2action.com/email/open/leg/76959/36319393>>

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Caron Starr [mailto:Caron.Starr.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:48 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

My name is Caron Starr and I am an administrative assistant at Hospitality of New Orleans. Being in the company for a few years now and I have experienced the company grow in the most gratifying way. In two years, we have tripled the number of employees and contracted multiple vendors helping the local economy.

I am a strong believer of Airbnb since it creates new opportunities, improves efficiency when traveling to the city, reduces travel costs for our visitors, and reduces waste. Perhaps more importantly, it increases cross-cultural interaction, which we all hope will continue to foster a better and more tolerant way of interacting with each other.

When you stay in our rentals you get a unique and memorable experience that you do not get at a hotel. Our rentals give families the opportunities to stay in comfy space, and group of friend's spaces to share and couples to experience the city as a local.

Our company has provided thousands of guests the opportunity to visit and explore our wonderful city. So please consider our positive stories before making any changes to the current legislation.

Caron Starr  
Administrative Assistant Hospitality of New Orleans

Regards,  
Caron Starr  
3535 Canal St  
New Orleans, LA 70119

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:49 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** cathy goutierrez [mailto:cathy.goutierrez.42792213@p2a.co]  
**Sent:** Monday, May 21, 2018 8:04 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
cathy goutierrez  
913 Bartholomew St  
New Orleans, LA 70117

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Darlene Christen [mailto:Darlene.Christen.41739042@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:20 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Darlene Christen  
14032 Jones Rd  
Ponchatoula, LA 70454 .

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 1:46 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Chris Cochran [mailto:Chris.Cochran.42747574@p2a.co]  
**Sent:** Tuesday, May 22, 2018 12:12 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Chris Cochran  
5527 Willow St  
New Orleans, LA 70115

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jonathan Cothorn [mailto:Jonathan.Cothorn.116436207@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:59 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Jonathan Cothorn  
1522 Governor Nicholls St  
New Orleans, LA 70116 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:06 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Courtney Leal [mailto:Courtney.Leal.116460994@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:18 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Courtney Leal

Regards,  
Courtney Leal  
821 N Hennessey St  
New Orleans, LA 70119

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:56 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Daniel Gibbons [mailto:Daniel.Gibbons.116292748@p2a.co]  
**Sent:** Friday, May 18, 2018 12:13 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Daniel Gibbons  
17 Thrasher St  
New Orleans, LA 70124

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Divina Martinez [mailto:Divina.Martinez.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:42 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

My name is Divina Martinez and I work as a housekeeper for Hospitality of New Orleans. I have worked as a housekeeper for multiple hotels in New Orleans and I want to share my story of how different it is like to work in a hotel vs. the experience of working at short term rental company.

Working for a hotel is very tiring and demanding with low pay for the amount of work that it is put in and there is no room for progression. So, no matter how hard you work, you feel like your efforts go nowhere. It is also very stressful, and the managers continuously put you down. As Hispanic women I was constantly being discriminated and often felt overworked. They tend to be very unprofessional, unorganized, & have no regard to life outside of work. The saddest part of it all, is that they make you believe that this toxic environment is normal and everywhere else will be the same.

Since I started working for Hospitality of New Orleans, I have realized that that is not the case. My duties as a housekeeper remain mostly the same, but now I get compensated properly for my hard work. Because of my good salary, I am now financially stable, and it has allowed me to help my mom and brothers. I also have flexible hours that allows me to drop off and pick up my kids from school. So overall all my quality of life has improved tremendously. I also want to add that I get treated very well, my coworkers are like family and I am constantly learning from my managers.

If you remove the short-term rentals you are forcing us out of our jobs. So, please take into consideration how much better my co-workers and I are working for a short-term rental company instead of a hotel.

Thank You

Divina Martinez  
Housekeeper Hospitality of New Orleans

Regards,  
Divina Martinez  
3535 Canal St  
New Orleans, LA 70119 .

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:39 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Denise Nestor [mailto:Denise.Nestor.116430807@p2a.co]  
**Sent:** Monday, May 21, 2018 10:22 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I am writing in support of the New Orleans based VRBO homes. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of my friends and family depend on income from operating their rentals to make ends meet, reinvest in our property and neighborhoods, pay for their children's education, and more. Taking away that valuable income puts their livelihood and the ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners and supporters who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to their stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Denise Nestor  
7731 Moanalua Way  
Diamondhead, MS 39525

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** DeYanira Martinez [mailto:DeYanira.Martinez.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:43 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

My name is DeYanira Martinez, and I am a housekeeper at Hospitality of New Orleans. I am very grateful to this company for providing me with a job that allows me to learn, be a good mom and most important support my family. I am single mother of 5, grandmother of two and also a daughter and I'm very proud to say that because of my job I'm able to support all of them and provide them with their everyday needs.

Also, I am very grateful for my co-workers, my managers and the fact that I am treated more like family than just a regular employee. They give me the opportunity to learn from my mistakes and my voice is heard.

I don't think it is fair that you are trying to close the short-term rentals when not only it is providing so many jobs to locals, but it is also helping the city. I have seen families, young and old couples, professionals and group of friends that stay with us buy and spend money.

If you end the short-term rentals my co-workers and I will be left without jobs and it will be very hard for me to find a new one. So please consider us and the many families you will be affecting.

Thank you

DeYanira Martinez  
Housekeeper Hospitality of New Orleans

Regards,  
DeYanira Martinez  
3535 Canal St  
New Orleans, LA 70119 ▪

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 2:36 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Dunia Calderon [mailto:Dunia.Calderon.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:25 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

Dear Council Members:

My name is Dunia Calderon and I am a housekeeper at Hospitality of New Orleans. I am writing today to tell you how important it is for me to work for Hospitality of New Orleans. They have supported me, treated me fairly and have provided me with a stable job regardless of my age, which is something I didn't have previously. Because of my job with the short-term rentals, I am now able to support my family as well as myself without having to depend on anyone.

For me it is very important to provide an outstanding housekeeping service since, I believe in the importance of providing only but the best to everyone who visits us and stays in our rentals. I want the company to succeed and stand out from your everyday hotel. I thoroughly enjoy the ability to provide a more personalized service through the company and make people feel like they are home.

Please consider everyone that is being employed through the short-term rentals and depend on companies like Hospitality of New Orleans to support their families before making any drastic changes that will leave us without a job.

Dunia Calderon  
Housekeeper Hospitality of New Orleans

Regards,  
Dunia Calderon  
3535 Canal St  
New Orleans, LA 70119

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jesse Faulk [mailto:Jesse.Faulk.116454982@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:42 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Jesse Faulk  
2335 Bienville St  
New Orleans, LA 70119 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 2:36 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Fernanda Gonzales [mailto:Fernanda.Gonzales.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:24 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

My name is Fernanda Gonzales and I am the Housekeeping Manager at Hospitality of New Orleans. I am writing today because I believe, and I have seen how short-term rentals have improved our city therefore short-term rentals should be part of our community.

I want to start by saying that on the personal level, Hospitality of New Orleans has given me the opportunity to find my passion which is hospitality. This job has also given me the chance to learn and experience other culture through the eyes of all guest that visit us. On another note, my salary is excellent, and the growth opportunity is there; plus, my schedule is flexible allowing me to take care of my three-year-old that as a single mother matters a lot. These three factors push me to be my best and provide an excellent service to all of our visitors with a smile on my face.

Since we opened the company, our housekeeping department has grown 300% and we now have 12 full time housekeepers plus many part-timers. It is with a lot pride that I can say that we help by providing 12 minority women and their families the possibility of having a comfortable and stable life as residents of New Orleans. If you change the STR regulations, it means you are taking away my job and the jobs of at least 12 New Orleans residents that now depend from this company to support their families. Please take into consideration all the jobs provided by short term rentals before making any changes.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Regards,  
Fernanda Gonzales  
3535 Canal St  
New Orleans, LA 70119

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Michael Gallacher [mailto:Michael.Gallacher.116436531@p2a.co]  
**Sent:** Tuesday, May 22, 2018 7:10 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I occasionally operate a short-term rental in the city (it is my 2nd home/vacation home) and am a member of the Alliance for Neighborhood Prosperity (ANP).

I hold ONE SHORT TERM LICENSE. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Michael Gallacher  
917 Esplanade Ave  
New Orleans, LA 70116 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Cathy Goutierrez [mailto:Cathy.Goutierrez.42792213@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:26 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Cathy Goutierrez  
913 Bartholomew St  
New Orleans, LA 70117 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Nolan Hahn [mailto:Nolan.Hahn.116459455@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:58 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Nolan Hahn  
925 N Rendon St  
New Orleans, LA 70119 ▪

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 1:30 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Anne Hazeltine [mailto:Anne.Hazeltine.48098650@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:53 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Anne Hazeltine

P.S. I have STR properties because I love the city and want to come as often as possible. I want others to love it as much as I do and do everything possible to ensure they will visit locally owned and operated businesses when they stay with us. I wanted the legalization and taxation of STR's and welcomed it. I want to support the city with the taxes.

Regards,  
Anne Hazeltine  
818 Elysian Fields Ave  
New Orleans, LA 70117 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:17 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Idalia Martinez [mailto:Idalia.Martinez.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:40 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

Dear Council Members of New Orleans,

I am a housekeeper for Hospitality of New Orleans a company that offers rentals through Airbnb and I am very grateful for my job, for my bosses and for this company that has given me the opportunity to be part of Hospitality of New Orleans family.

In my previous job as a housekeeper in a hotel in the French Quarter, I was treated very poorly, my manager was racist, and the compensation was terrible. They even made me clean the houses and apartments of the hotel employees for the same amount of money and twice as much work. My daily routine was stressful, and I felt like a robot.

Non-like the previous hotel I used to work for, since I started working for Hospitality of New Orleans, my life has changed. I have been treated well, my managers are firm but kind, they take my opinions into account and the best part is that my schedule is flexible allowing me to spend more time with my family and take care of them. All of this benefit makes me want to give my best and provide all the tourist that stays with us with the best of experiences.

Please do not make changes to the short-term regulations. My family and I depend from this job and the last thing I want is to go back to work for a hotel.

Idalia Martinez  
Housekeeper Hospitality of New Orleans

Regards,  
Idalia Martinez  
3535 Canal St  
New Orleans, LA 70119 ▪

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jordan Ivey [mailto:Jordan.Ivey.116459455@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:56 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Jordan Ivey

Regards,  
Jordan Ivey  
4121 State St Dr  
New Orleans, LA 70125 ▪

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:38 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jaclyn Lindig [mailto:Jaclyn.Lindig.116435398@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:08 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Jaclyn Lindig  
4201 Tchoupitoulas St  
New Orleans, LA 70115

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** James Brubaker [mailto:James.Brubaker.42771685@p2a.co]  
**Sent:** Friday, May 18, 2018 3:49 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
James Brubaker  
3421 Dauphine St  
New Orleans, LA 70117

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 11:37 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** James Guy [mailto:James.Guy.116498885@p2a.co]  
**Sent:** Wednesday, May 23, 2018 10:42 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
James Guy  
1701 Louisa St  
New Orleans, LA 70117 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Francis James [mailto:Francis.James.114591045@p2a.co]  
**Sent:** Tuesday, May 22, 2018 10:41 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Francis James  
4113 Constance St  
New Orleans, LA 70115 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 11:37 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jean Gibson [mailto:Jean.Gibson.116497705@p2a.co]  
**Sent:** Wednesday, May 23, 2018 10:25 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Jean Gibson - Host

Regards,  
Jean Gibson  
1025 Lizardi St  
New Orleans, LA 70117 ▪

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** John Bardsley [mailto:John.Bardsley.42772053@p2a.co]  
**Sent:** Friday, May 18, 2018 4:28 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
John Bardsley  
3421 Dauphine St  
New Orleans, LA 70117

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:54 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** John Sage [mailto:John.Sage.116422824@p2a.co]  
**Sent:** Monday, May 21, 2018 6:55 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I work for a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
John Sage  
915 Bartholomew St  
New Orleans, LA 70117

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:37 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jonathan Cothorn [mailto:Jonathan.Cothorn.116436207@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:59 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Jonathan Cothorn  
1522 Governor Nicholls St  
New Orleans, LA 70116

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jose Tarantino [mailto:Jose.Tarantino.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:45 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

Dear Council Members,

I started working for Hospitality of New Orleans a short-term rental company as a property manager and currently I am the company accountant. Being in different areas of the company I have seen the different aspects of how our rentals benefit the city of New Orleans.

I believe that Airbnb, Homeaway and similar platforms are the evolution of the hospitality industry. Just like Uber and Lift changed the way we travel; short-term rentals are changing the way we vacation. The number one reason I believe short-term rentals are so revolutionizing, it's because they provide affordability. Now an entire family is able to stay in one house with a kitchen, multiple bedrooms and bathrooms, patios and so much more for the same price of a single hotel room. Likewise, a group of friends can have their own bedroom, a living room and dining room to mingle, and be able to split the costs.

I also believe, that short-term rentals benefit the city by improving run down properties. Our company has bought and renovated multiple houses that had been abandoned since Katrina and had already become a hazard to the residents. We have also bought and improved rotten houses from slumloads and renovated historic properties that were falling apart.

On the other hand, the income generated by Airbnb provides the New Orleneans residents with a means to retain their homes and elevate their standard of living in uncertain economic times as well as provide jobs to many local residents.

While, the short-term rental industry is not perfect, the city's economy will only improve when it keeps innovating itself. We can't stay behind and not take advantage of all the benefits that new technology is providing us. So, I kindly ask for you to hear our stories before making any type the changes to the current legislation.

Jose Tarantino

Regards,  
Jose Tarantino  
3535 Canal St  
New Orleans, LA 70119 .

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:57 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Julian Landry [mailto:Julian.Landry.42727288@p2a.co]  
**Sent:** Thursday, May 17, 2018 12:59 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Julian Landry  
4416 Wellington Ave  
New Orleans, LA 70122

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:53 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

FYI – I received 265 individual identical emails from Mr. Goutierrez; I'm only forwarding this one. I will keep the remaining ones in my inbox if needed. Please include this email in the official record so that it reflects the receipt of 265 emails.

Thanks,

Bob

Robert D. Rivers  
Executive Director  
New Orleans City Planning Commission  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
504.658.7018  
[rdrivers@nola.gov](mailto:rdrivers@nola.gov)

**From:** Justin Goutierrez [mailto:Justin.Goutierrez.116424967@p2a.co]  
**Sent:** Monday, May 21, 2018 9:15 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Justin Goutierrez  
913 Bartholomew St  
New Orleans, LA 70117

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:08 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kathy Stenhouse [mailto:Kathy.stenhouse.116472333@p2a.co]  
**Sent:** Tuesday, May 22, 2018 7:25 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Kathy Stenhouse

Regards,  
Kathy Stenhouse  
5222 Tchoupitoulas St  
New Orleans, LA 70115

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:54 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kay Vander [mailto:Kay.Vander.114735298@p2a.co]  
**Sent:** Monday, May 21, 2018 6:51 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I manage a few short-term rentals in the city for local owners and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Kay

Regards,  
Kay Vander  
1000 Bourbon St  
New Orleans, LA 70116

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Mary Kean [mailto:Mary.Kean.116268916@p2a.co]  
**Sent:** Monday, May 21, 2018 10:38 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Mary Kean  
1110 Henriette Delille St  
New Orleans, LA 70116 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Thomas Kearney [mailto:Thomas.Kearney.116436072@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:51 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Thomas Kearney  
2009 Burgundy St  
New Orleans, LA 70116 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 1:24 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kenneth Richmond [mailto:Kenneth.Richmond.116507361@p2a.co]  
**Sent:** Wednesday, May 23, 2018 12:54 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

My fiance is a real estate agent and is very concerned about the oncoming complexities involved with the ban on STR-licenses. This would restrict annual income, discourage possible returning tourists/college students, and discourage friends and family from spending time with us on many levels.

We have a great deal of out of town family who frequent this lovely city; depend on my fiance's ability and resources to locate the most appropriate, temporary residences to fully appreciate the "Big Easy." I have worked in the hospitality industry for 6 years (i.e major hotels) and find the ability of my family to use STR's quite helpful especially for those who are financially challenged.

This ban would only hinder our family's ability to enjoy this historically beautiful city, and, only discourage them from future visits as prices are more reasonable and tailored to each customer's specific needs-major motels and hotels do not. Owner's of STR's are known to be able to help with more specific ADA and provide emotional support animal needs more quickly and effectively than major hotels and motels. As "hospitality centered" this city is, it would not make sense to mitigate the chance of business opportunity BASED ON TOURISM!

Please reconsider and truly assess your thoughts on restricting future experiences for loved-ones. We truly feel this ban would only cause complications, deterring annual tourists, and discouraging frequent visits from loved ones. Thank you for your time in reading this and have a wonderful day!

Sincerely,  
Kenneth M. Richmond  
B.S., MSPH, CHES

Regards,  
Kenneth Richmond  
1727 Short St  
New Orleans, LA 70118 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:08 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kimberly Deason [mailto:Kimberly.Deason.56039331@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:56 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Kimberly Deason  
1900 Dumaine St  
New Orleans, LA 70116

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:54 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Krissy Jeanfreau [mailto:Krissy.Jeanfreau.116422068@p2a.co]  
**Sent:** Monday, May 21, 2018 6:42 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Krissy Jeanfreau  
2501 S Lake Blvd  
Violet, LA 70092

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:36 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kurt Barker [mailto:Kurt.Barker.114465739@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:35 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Kurt Barker  
816 Desire St  
New Orleans, LA 70117

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:54 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Kyo Vermeulen [mailto:Kyo.Vermeulen.114735298@p2a.co]  
**Sent:** Monday, May 21, 2018 6:49 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I manage a few short-term rentals in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Kyo

Regards,  
Kyo Vermeulen  
508 Dumaine St  
New Orleans, LA 70116

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** James LaPorte [mailto:James.LaPorte.116446927@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:19 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many depend on income from operating rentals to make ends meet, reinvest in property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Jim LaPorte

Regards,  
James LaPorte  
4227 Canal St  
New Orleans, LA 70119 .

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Paula Lascsak [mailto:Paula.Lascsak.112709226@p2a.co]  
**Sent:** Tuesday, May 22, 2018 10:25 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Paula Lascsak  
2537 General Taylor  
New Orleans, LA 70115 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Lauren LaPorte [mailto:Lauren.LaPorte.116444712@p2a.co]  
**Sent:** Tuesday, May 22, 2018 10:09 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am a fifth generation New Orleanian and a local realtor with RE/MAX. Before becoming a realtor, I worked in the hospitality/service industry for 15 years in the French Quarter. I love my city, and there is nothing I enjoy more than seeing people from other places fall in love with New Orleans.

I started managing several short-term rentals for clients a couple of years ago and have established a business that is still growing! It's like a dream come true for me to combine my love for real estate and hospitality into one.

That being said, I was happy when the 90-day rule was put into place. It may have put a cap on my earning potential, but I think it was necessary in order to prevent locals from being "priced" out of their neighborhoods by rising taxes due to higher property values.

Since the new rules were just put into place a year ago, I urge you to consider following through with the original plan a while longer before changing it again. What better way for tourists to fall in love with New Orleans (and want to move/purchase property here), than to let them stay in the most beautiful, historic homes in the city?!

I also work with several local buyers who can't quite afford to buy in Orleans parish. But, with the potential income they could earn with a short-term rental, it makes it possible for them to achieve their dreams.

I am very passionate about this matter and sincerely hope that you reconsider. I understand that your hearts are in the right place in wanting to preserve some parts of the city for locals, but what is wrong with sharing some of it with tourists who want to be part of it? After all, isn't that what the spirit of New Orleans is all about?

Thank you for your kind attention. I hope it makes a difference.

Regards,  
Lauren LaPorte  
1727 Short St  
New Orleans, LA 70118 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** LORI LEAL [mailto:LORI.LEAL.114494953@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:25 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
LORI LEAL  
821 N Hennessey St  
New Orleans, LA 70119 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:17 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Lee Danielson [mailto:Lee.Danielson.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:39 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

Short-term rentals benefit me both professionally and personally for many different reasons. These rentals benefit me professionally and personally because I work for someone who owns multiple properties, many of which have been renovated to be used for short-term rentals. Without those renovations these properties would possibly still be run down, vacant, and falling apart. We have improved so many properties in and around the city that it has only helped to improve the city. The things I have learned while working with short-term rentals have been truly educating and beneficial to myself both for my professional future, and for myself personally. My job, my day to day, and my livelihood are made up of so much involving short-term rentals. Without my job and doing what we do day in and day out with these short-term rentals, I wouldn't be able to do the things I do in my personal life and do with my family and friends. Short-term rentals truly do play a large part in my life both professionally and personally.

It's understandable that there's the thought that short-term rentals are taking away from the locals who would like possibly rent or buy these properties to live in themselves. However, most of our short-term rentals are in areas that most potential residents aren't looking at for renting or buying. And the ones that are, there are other locations in the area for that. In fact, I've heard a lot of residents have spoken out about too many properties being made into overly expensive condos or places to rent, or homes, that aren't practical or affordable for anyone looking. We make it to where the city benefits from our purchases and our renovations of these properties because of the tourists that come to stay in them. That then also benefits the residents and locals of New Orleans.

Our short-term rental properties have given jobs to so many people, myself included, provided places for tourists to stay, provided places for locals to stay during a stay-cation, given a facelift to the beat-up properties that they once were, and have helped to rebuild much of the city that was seriously needing some kind of love, care, & attention. Short-term rentals do not hinder the city and the people in it, they have only helped to provide for the city and the people living here. Not having short-term rentals would only be a disservice to the city, the people in it, and all of the wonderful people I work with and have worked with to keep these properties up and running and looking as great as they do.

Regards,  
Lee Danielson  
3535 Canal St  
New Orleans, LA 70119 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Jaclyn Lindig [mailto:Jaclyn.Lindig.116435398@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:08 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Jaclyn Lindig  
4201 Tchoupitoulas St  
New Orleans, LA 70115 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:57 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Lisa Laursen [mailto:Lisa.Laursen.42747448@p2a.co]  
**Sent:** Thursday, May 17, 2018 9:12 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I'm writing in favor of smart legalization of short-term rentals (STR's). It is my hope the city will welcome ALL hosts and guests who are good neighbors, thus maximizing the benefit of increased tourism and much needed tax dollars, while monitoring and limiting hosts who prove to be bad neighbors (focus on HOW someone hosts, not who is doing the hosting) + work with Airbnb, VRBO, etc to weed out investors who buy up multiple properties as investments

If Legalizing STR's Is Handled Correctly, The City Can Benefit In Big Ways.

I'd like to see the city use tax \$ made from STR's to fund a major project to stop crime. In the short-term, to pay for more police on the streets and in the long-term, understand what is causing this uptick in crime and put programs in place to create a better future for NOLA. I'd also like to see some of the money allocated to funding affordable housing options.

Some of the obvious benefits of STR's:

- ü More tax dollars

- ü An increase in tourist \$ for local business outside the hotel district (typically chain-owned business in the hotel districts benefit from tourism)

- ü Helping home owners afford to stay in their homes / make needed repairs or wanted improvements. This includes out of town owners who visit often but can't afford to have their vacation home sit unused when they or their families/friends aren't in it.

And perhaps not-so-obvious benefits: An Increase in local jobs:

- ü I have my own home cleaned maybe once a month. Our short-term rentals are cleaned with each new reservation. My housekeeper is so busy cleaning our short-term rentals that she now employees her sister and her cousin. As a single mother, our housekeeper will be the first in generations of her family to be able to purchase her own home. Yes, we report & pay taxes on her earnings.

- ü I keep my contractor so busy he is working almost exclusively for me. In a short-term rental, your home must

be up-kept in order to appeal to guests. Where I may let repairs slide a bit inside my own home, for our short-term rentals it makes good business sense to keep them in top working order. This means more calls to the handyman. This is also true for yard maintenance & landscaping.

ü I shop locally for things like cleaning supplies, linens, décor and other amenities that I wouldn't purchase as often (or at all) for my own home. I'm guessing I spend more on décor and supplies than a typical long-term renter would because I'm constantly cleaning and preparing the space to dazzle new guests.

### Tourism Is One Of NOLA's Biggest Industries: Handle With Care

With the movie taxation issue and big players like Disney vowing not to return to NOLA, with gas prices low and with the future of fishing in peril with yet another oil spill, I would love to see the city support tourism fully by embracing smart rules around home-sharing.

Focus enforcement of STRs on what matters most: HOW someone hosts, not WHO is doing the hosting

Rather than focus on factors that are hard to monitor and easy to fake (like owner occupied spaces) – monitor how good a neighbor the host is by complaints received.

ü Limit hosting based on # of complaints.

ü Theoretically, the police dept. already handles things like noise complaints so STR's should be no different.

ü Airbnb also recently introduced a good neighbor program where neighbors can report problem hosts to Airbnb for a review of the host's account & privileges.

### About Me:

I started as a host on Airbnb in 2010 to help pay for some very costly, yet necessary work to be done on my home. What started as a way to help pay for repairs turned into a surprisingly enjoyable way to share my home and the city I love with interesting people from all parts of the world. A couple years later when the economy took a dive I was laid off from my job. Sharing my home ended up saving me from foreclosure.

I currently manage multiple Airbnb listings for clients who want to share their homes part-time and full-time, but aren't able to manage this effort themselves. I am extremely picky about who I allow as guests and state up-

front in my listings that we only welcome guests who can be good neighbors (respectful behavior, no loud voices, parties, etc.). I reiterate this before the guests arrive as well as at the arrival. After hosting literally hundreds of people over 6 years, I've only had 1 slightly problematic guest.

Regards,  
Lisa Laursen  
828 Gallier St  
New Orleans, LA 70117

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Lorraine Perez [mailto:Lorraine.Perez.43202513@p2a.co]  
**Sent:** Monday, May 21, 2018 6:34 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I work for a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Lorraine Perez  
913 Bartholomew St  
New Orleans, LA 70117

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 1:30 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Meredith Martello [mailto:Meredith.Martello.42730536@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:40 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Meredith Martello  
1718 Abundance St  
New Orleans, LA 70119 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:38 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Mary Kean [mailto:Mary.Kean.116268916@p2a.co]  
**Sent:** Monday, May 21, 2018 10:38 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Mary Kean  
1110 Henriette Delille St  
New Orleans, LA 70116

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:37 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Michael Gallacher [mailto:Michael.Gallacher.116436531@p2a.co]  
**Sent:** Tuesday, May 22, 2018 7:10 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I occasionally operate a short-term rental in the city (it is my 2nd home/vacation home) and am a member of the Alliance for Neighborhood Prosperity (ANP).

I hold ONE SHORT TERM LICENSE. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Michael Gallacher  
917 Esplanade Ave  
New Orleans, LA 70116

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:37 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Michael Nugent [mailto:Michael.Nugent.42767419@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:56 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Regards,  
Michael Nugent  
144 Elk Pl  
New Orleans, LA 70112

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 2:19 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Michelle Robertson [mailto:Michelle.Robertson.116528106@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:09 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Michelle Robertson  
3701 Edenborn Ave  
Metairie, LA 70002

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stacy Mitchell [mailto:Stacy.Mitchell.116439934@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:41 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stacy Mitchell  
4500 Palmyra St  
New Orleans, LA 70119 ■

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Denise Nestor [mailto:Denise.Nestor.116430807@p2a.co]  
**Sent:** Monday, May 21, 2018 10:22 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I am writing in support of the New Orleans based VRBO homes. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of my friends and family depend on income from operating their rentals to make ends meet, reinvest in our property and neighborhoods, pay for their children's education, and more. Taking away that valuable income puts their livelihood and the ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners and supporters who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to their stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Denise Nestor  
7731 Moanalua Way  
Diamondhead, MS 39525 ▪

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:04 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Nolan Hahn [mailto:Nolan.Hahn.116459455@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:58 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Nolan Hahn  
925 N Rendon St  
New Orleans, LA 70119

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 2:19 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Norman Robles [mailto:Norman.Robles.116521662@p2a.co]  
**Sent:** Wednesday, May 23, 2018 1:53 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Norman J. Robles  
Project Manager  
Diversified Enterprise of New Orleans, LLC

Regards,  
Norman Robles  
4564 Bancroft Dr  
New Orleans, LA 70122

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Michael Nugent [mailto:Michael.Nugent.42767419@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:56 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Regards,  
Michael Nugent  
144 Elk Pl  
New Orleans, LA 70112 ▪

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:38 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Paula Lascsak [mailto:Paula.Lascsak.112709226@p2a.co]  
**Sent:** Tuesday, May 22, 2018 4:11 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Paula Lascsak  
2537 General Taylor  
New Orleans, LA 70115

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Samara Poche [mailto:Samara.Poche.116092092@p2a.co]  
**Sent:** Tuesday, May 22, 2018 10:28 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Samara Poche  
87 Flamingo St  
New Orleans, LA 70124 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Rachel gonzales [mailto:Rachel.gonzales.116421555@p2a.co]  
**Sent:** Monday, May 21, 2018 6:34 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Rachel gonzales  
113 W Claiborne Square  
Chalmette, LA 70043

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 11:37 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Rachele Stains [mailto:Rachele.Stains.116494320@p2a.co]  
**Sent:** Wednesday, May 23, 2018 9:39 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Rachele Stains  
740a Louque Pl  
New Orleans, LA 70124 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:07 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Robert Ripley [mailto:Robert.Ripley.116488372@p2a.co]  
**Sent:** Wednesday, May 23, 2018 8:31 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

Please do not allow the ill-conceived & rushed pro-posed regulations to be approved on Thursday, but instead refer them to the City Planning Commission for further evaluation. As written, these new regulations will have many unintended consequences. Banning commercial licenses will devastate several condo/hotel developments now under construction in the CBD & Warehouse District. Owner occupied with homestead exemption 3 & 4 unit historic properties should be permitted Accessory licenses.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Robert Ripley  
2533 Burgundy St  
New Orleans, LA 70117

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:08 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Robyn bruno [mailto:Robyn.bruno.116469157@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:02 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Robyn bruno  
2537 General Taylor  
New Orleans, LA 70115

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Rocio Valdiviezo [mailto:Rocio.Valdiviezo.114460752@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:46 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

My name is Rocio Valdiviezo, I am a 8- year New Orleans resident who has first handed seen the benefits of short-term rentals. I am the owner of a Mid-City rental and I am also the Marketing Director for Hospitality of New Orleans a short-term rental company.

I want to start by telling you that if it wasn't because of my Airbnb rental, I would not be able to afford my New Orleans home. I am making enough income to cover the mortgage, bills including the flood insurance that is so necessary (and expensive may I add) in this city. At my rental we have hosted families with their dogs, elderly and young couples and group of friends from all over the world. All of them have been respectful to the neighbors, followed the house rule and not once have they disturbed the peace. It gives me great pleasure to be able to offer an affordable place to visitors from all over the world and provide them with the opportunity to explore our magnificent city.

As the Marketing Director for a short-term rental company, I can say that short-term rentals are complementary to the existing tourism industry. Our rentals allow them to "live like a local" while visiting the city. Also, our rentals offer unique experiences to guests that are vastly different than those of hotels. Our hosts are able to personalize stays for our guests, as well as give them a more homelike environment.

Guest also tend to stay longer and spend more money than traditional tourists, bringing tourism's economic benefits to neighborhoods and small businesses not typically visited by tourists. Our company and guests together are spending at local shops and restaurants and reinvesting in the New Orleans homes and communities; spending that in turn leads to multiplier effects that spread throughout the local economy. This creates significant economic output throughout the city. I also want to mention, the fact that our company is supporting hundreds of jobs for locals and we continue to engage actively with many local vendors.

Before you make any decisions on the current STR legislation, we ask that you hear my and stories similar to mine regarding short-term rentals. Many locals depend from short-term rentals and you could be threatening our future as New Orleanians residents.

Regards,  
Rocio Valdiviezo  
3535 Canal St  
New Orleans, LA 70119 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:08 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Sarah Thomas [mailto:Sarah.Thomas.116469959@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:20 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Sarah Thomas  
3506 Magazine St  
New Orleans, LA 70115

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, May 21, 2018 2:39 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Susan Sawyer [mailto:Susan.Sawyer.116330718@p2a.co]  
**Sent:** Saturday, May 19, 2018 6:51 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Susan Sawyer

Regards,  
Susan Sawyer  
1216 Short St  
New Orleans, LA 70118 ■

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:56 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stacy Mitchell [mailto:Stacy.Mitchell.116439934@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:41 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stacy Mitchell  
4500 Palmyra St  
New Orleans, LA 70119

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:04 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stanford Barre [mailto:Stanford.Barre.116460273@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:00 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stanford Barre  
1701 Killdeer St  
New Orleans, LA 70122

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:04 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stanford Barre [mailto:Stanford.Barre.116460273@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:59 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate short-term rentals in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). My wife and I are both 73 years old. We started buying properties in New Orleans in the 1980's and used the section 8 program for many, many years. The properties became old and needed work. When Airbnb came along, we saw an opportunity to make an investment in our properties where we could actually get our money back. We hit our retirement accounts pretty hard to make those repairs. After the repairs the real estate taxes went up, the insurance went up, sewerage and water board went way up. With all the added costs plus the investment to rehab our properties, the section 8 program no longer fits our business model. You could end the short term rental program Thursday at the council meeting and we could not put our properties back on the section 8 program. We would be forced to then sell as will a whole lot of other life-long New Orleanians who are also in our position. We would certainly not get the price our properties are currently assessed, so we would lose all the way around. Please do not overlook the fact that for the very first time in my lifetime, average New Orleanians- black, white, brown, and yellow- with not a whole lot of money, has an opportunity to become entrepreneurs and have the opportunity to participate in the economics of the tourism industry other than a \$7.50/hr job cleaning rooms. Additionally, our guide books are filled with places to eat, drink, visit for our guests to go spend money at our neighborhood businesses. Our neighbors perform the duties of cleaning, landscaping and maintenance. We have been operating for two years and we have not had one single complaint. We are also super hosts, with 90% of our ratings 5 stars. We have followed and lived by the city's rules as it relates to short term rentals, and 1 year later you seek to disinvest us? This is certainly not fair. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stanford Barre  
1701 Killdeer St  
New Orleans, LA 70122

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:06 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Caron Starr [mailto:Caron.Starr.114494953@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:41 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Caron Starr  
3535 Canal St  
New Orleans, LA 70119 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:38 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** STEVEN CAHALL [mailto:STEVEN.CAHALL.116435875@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:43 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
STEVEN CAHALL  
4201 Tchoupitoulas St  
New Orleans, LA 70115

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:55 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Susan Sawyer [mailto:Susan.Sawyer.116330718@p2a.co]  
**Sent:** Saturday, May 19, 2018 6:51 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Susan Sawyer

Regards,  
Susan Sawyer  
1216 Short St  
New Orleans, LA 70118

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Wednesday, May 23, 2018 9:08 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Tamer Suleiman [mailto:Tamer.Suleiman.116477158@p2a.co]  
**Sent:** Tuesday, May 22, 2018 9:15 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Tamer Suleiman

Regards,  
Tamer Suleiman  
925 N Salcedo St  
New Orleans, LA 70119

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 4:06 PM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** J Tarantino [mailto:J.Tarantino.114494953@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:29 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
J Tarantino  
3535 Canal St  
New Orleans, LA 70119

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Erika Tecchie [mailto:Erika.Tecchie.72563232@p2a.co]  
**Sent:** Tuesday, May 22, 2018 8:56 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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Sincerely,

Regards,  
Erika Tecchie  
9407 Arboreal Ct  
River Ridge, LA 70123 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:38 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Thomas Kearney [mailto:Thomas.Kearney.116436072@p2a.co]  
**Sent:** Tuesday, May 22, 2018 6:51 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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Sincerely,

Regards,  
Thomas Kearney  
2009 Burgundy St  
New Orleans, LA 70116

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:56 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Tiff Oglethorpe [mailto:Tiff.Oglethorpe.116294025@p2a.co]  
**Sent:** Friday, May 18, 2018 12:50 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Tiff Oglethorpe  
9821 Zephyr Dr  
Tickfaw, LA 70466

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 8:49 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Tom Fischmann [mailto:Tom.Fischmann.62072652@p2a.co]  
**Sent:** Tuesday, May 22, 2018 5:11 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Tom Fischmann  
6300 Paris Ave  
New Orleans, LA 70122 ■

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Tuesday, May 22, 2018 8:57 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Tony Goutierrez [mailto:Tony.Goutierrez.116243175@p2a.co]  
**Sent:** Thursday, May 17, 2018 2:27 PM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Welcome to City Hall from ANP!

Dear Commissioner Robert Rivers,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

I'm asking that you hear the voices of New Orleans' many homeowners who share a common goal with New Orleans' City Council – preserving vacation rental regulations that ensure the economic benefits they bring to our community while addressing neighborhood concerns. We invite you to meet with vacation rental owners and supporters and listen to our stories on this important issue.

We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,  
Tony Goutierrez

Regards,  
Tony Goutierrez  
919 Bartholomew St  
New Orleans, LA 70117

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 12:40 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Amelia Walch [mailto:Amelia.Walch.116447197@p2a.co]  
**Sent:** Tuesday, May 22, 2018 11:25 AM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Amelia Walch  
1703 Sixth St  
New Orleans, LA 70115 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 3:16 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Yolande Yaeger [mailto:Yolande.Yaeger.114494953@p2a.co]  
**Sent:** Wednesday, May 23, 2018 2:49 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

As an administrative assistant for a short-term rental company, I have seen how it helps the local economy. Our rentals tend to attract visitors who stay longer and spend more in local neighborhoods; which in turn supports local shops and helps create jobs in the community. Likewise, Airbnb not only automatically collects and remits lodging taxes on behalf of our hosts, but also has developed innovative tools that protect the safety of our hosts, guests, and neighbors.

Our rentals also provide tourist the chance to stay in historical properties that carries the culture and flavor of New Orleans to deliver the quintessential New Orleans experience.

Moreover, short-term rental companies are helping New Orleans residents stay in the communities they call home like myself. Because of this job at Hospitality of New Orleans, I was able to move back to my home town and afford living in Orleans Parish. I am now re discovering my amazing city, enjoying the delicious food and festivals that New Orleans has to offer.

I'm asking that you hear the voices of New Orleans' resident who share positive stories regarding short-term rentals like mine before making any changes to the current legislation.

Yolande Yaeger  
Administrative Assistant Hospitality of New Orleans

Regards,  
Yolande Yaeger  
3535 Canal St  
New Orleans, LA 70119 ▪

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Wednesday, May 23, 2018 8:48 AM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** J Tarantino [mailto:J.Tarantino.114494953@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:29 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
J Tarantino  
3535 Canal St  
New Orleans, LA 70119 ▪

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:07 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stanford Barre [mailto:Stanford.Barre.116460273@p2a.co]  
**Sent:** Tuesday, May 22, 2018 3:00 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate a short-term rental in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stanford Barre  
1701 Killdeer St  
New Orleans, LA 70122 ■

## Paul Cramer

---

**From:** CPCinfo  
**Sent:** Tuesday, May 22, 2018 3:07 PM  
**To:** Paul Cramer  
**Subject:** FW: Welcome to City Hall from ANP!

**From:** Stanford Barre [mailto:Stanford.Barre.116460273@p2a.co]  
**Sent:** Tuesday, May 22, 2018 2:59 PM  
**To:** CPCinfo  
**Subject:** Welcome to City Hall from ANP!

Dear Hello City Planning Commission,

I am writing to introduce myself and welcome you to your new term on City Council.

I operate short-term rentals in the city and am a member of the Alliance for Neighborhood Prosperity (ANP). My wife and I are both 73 years old. We started buying properties in New Orleans in the 1980's and used the section 8 program for many, many years. The properties became old and needed work. When Airbnb came along, we saw an opportunity to make an investment in our properties where we could actually get our money back. We hit our retirement accounts pretty hard to make those repairs. After the repairs the real estate taxes went up, the insurance went up, sewerage and water board went way up. With all the added costs plus the investment to rehab our properties, the section 8 program no longer fits our business model. You could end the short term rental program Thursday at the council meeting and we could not put our properties back on the section 8 program. We would be forced to then sell as will a whole lot of other life-long New Orleanians who are also in our position. We would certainly not get the price our properties are currently assessed, so we would lose all the way around. Please do not overlook the fact that for the very first time in my lifetime, average New Orleanians- black, white, brown, and yellow- with not a whole lot of money, has an opportunity to become entrepreneurs and have the opportunity to participate in the economics of the tourism industry other than a \$7.50/hr job cleaning rooms. Additionally, our guide books are filled with places to eat, drink, visit for our guests to go spend money at our neighborhood businesses. Our neighbors perform the duties of cleaning, landscaping and maintenance. We have been operating for two years and we have not had one single complaint. We are also super hosts, with 90% of our ratings 5 stars. We have followed and lived by the city's rules as it relates to short term rentals, and 1 year later you seek to disinvest us? This is certainly not fair. New Orleans homeowners and businesses rely on the economic benefits short-term rentals bring to our city. Our community of whole-home owners are responsible, tax-paying members of the New Orleans community who invest in keeping up our homes, care about our communities, and take proactive steps to welcome our guests into our historic city. ANP supports appropriate, fair regulations and accountability measures that address nuisance issues, but we also believe that all types of rentals need to be kept legal. Many of us depend on income from operating our rentals to make ends meet, reinvest in our property and neighborhoods, pay for our children's education, and more. Taking away that valuable income puts our livelihood and our ability to take care of our families in danger.

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We appreciate your consideration and thank you for your work to ensure short-term rentals benefits New Orleans residents and our economy. We look forward to being a part of this process.

Sincerely,

Regards,  
Stanford Barre  
1701 Killdeer St  
New Orleans, LA 70122 ■

## Paul Cramer

---

**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Monday, June 11, 2018 8:51 PM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** PIANO Board; Glen Miller  
**Subject:** Fwd: Level Playing Field as seen by PIANO documentation - for S. Head's office

CPC,

As discussed in our meeting last week with regard to the new STR study you were mandated to conduct, here is the document that PIANO created back in 2015 for CM Head outlining the different fees & assessments a Bed & Breakfast pays/is subjected to that STRs are not. Please note that the seventh (7th) item on the list is the Business Personal Property tax that we discussed more at length. This runs a B&B owner anywhere from \$500 - \$3500+ annually. As you may recall, we pay this tax on everything in our home, including furniture given to us as family pieces, etc.

Please contact me should you have any additional questions. Thank you!

--

Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast](#)  
[info@gvbb.com](mailto:info@gvbb.com)  
tel: [504-895-1104](tel:504-895-1104); toll free: [1-800-977-0008](tel:1-800-977-0008)  
2727 St. Charles Avenue  
New Orleans, LA 70130

*Come experience the New Orleans Garden District at the Grand Victorian!*

----- Forwarded message -----

**From:** Grand Victorian <[info@gvbb.com](mailto:info@gvbb.com)>  
**Date:** Wed, Aug 12, 2015 at 12:28 AM  
**Subject:** Level Playing Field as seen by PIANO documentation - for S. Head's office  
**To:** [shead@nola.gov](mailto:shead@nola.gov)  
**Cc:** [jtharris@nola.gov](mailto:jtharris@nola.gov), [brfurness@aol.com](mailto:brfurness@aol.com)

Cm Head,

Here are the references for each item listed to the best of my research. I did rely on my architect 18 years ago to research the rules that would allow me to be inspected and earn a Certificate of Use & Occupancy that was issued by the State Fire Marshall in conjunction with NOLA Safety & permits office.

As you can see, some I couldn't explain completely as there are rates set (by Entergy, for instance) that are labelled "commercial" on my bill and from my experience are significantly increased over the "residential" rates I initially paid when starting out. These rates have simply grown over time!

## Level Playing Field as seen by PIANO

Items that a B&B had to comply with in order to open our doors to operate:

- owner occupied/owner designee occupied vs. no occupant - safety, noise, contact person/neighbor *old CZO Article 2 #17; new CZO Article 26.6*
- zoning restrictions - permitted use vs conditional use vs no use at all  
*old CZO Article 11.6-9; new CZO Article 20.3 I*
- density - 1 per block face, max 9 sleeping rooms w/ traditional 2 ppl/room;  
20 (?) person capacity based on Fire Marshal  
*old CZO Article 2 #17; new CZO Article 26.6*  
*2 people/room with 9 room limit by definition CZO (potential extra persons on a private sofa (20 ppl?))*  
[http://sfm.dps.louisiana.gov/insp\\_crl.htm](http://sfm.dps.louisiana.gov/insp_crl.htm) : LA state Fire Marshall website
- taxes pay vs. none  
*license fees: <http://www.nola.gov/onestop/business/bed-and-breakfast/bed-breakfast-license/>*  
*B&B Resource Guide: <http://www.nola.gov/nola/media/One-Stop-Shop/Revenue/BOR-Bed-and-Breakfast-Resource-Guide.pdf>*
- considered commercial defined as doing business on premises
  - = property tax  
*rates are commercial for B&Bs vs residential EVEN THOUGH by definition in both old & new CZO, B&Bs are DEFINED as "residential structures"*
  - = personal property tax  
*Also not paid by "non-registered" businesses in NOLA*  
<http://www.nolaassessor.com/docs/Business%20Personal%20Property%20Self%20Reporting%20Form%20FAQ.pdf>
  - = utilities: Entergy, Cox, ATT, Internet, water, trash collection, sewerage/drainage fees  
*self-explanatory - don't know the %/rates charged for residential vs commercial*
  - = insurance commercial vs residential  
*self-explanatory - do know that calling myself a B&B means commercial insurance; a regular homeowner's policy could not be written; no company would write a simple homeowner's policy with commercial activity on premises*
  - = installed ADA compliance - ramp, early detection light flashers, 1 ADA room, door/hallway widths, grab bars in bathrooms  
[http://sfm.dps.louisiana.gov/pr\\_adaag.htm](http://sfm.dps.louisiana.gov/pr_adaag.htm)
  - = emergency lighting \*\*\* *See architect's note below.*
  - = smoke detectors \*\*\* *See architect's note below.*

- = fire retardant sheet rock \*\*\* *See architect's note below.*
- = studs inside walls blocked every 6 feet - fire retardant \*\*\* *See architect's note below.*
- = fire extinguishers every 15' & annual inspection/maintenance on them \*\*\* *See architect's note below.*
- = sprinkler system & annual inspection/maintenance on system \*\*\* *See architect's note below.*
  - installed commercial water line separate to facilitate sprinkler system \*\*\* *See architect's note below.*
- = architectural plans w/ elevations to ensure safe egress in case of fire \*\*\* *See architect's note below.*
- = add hand rails on any porch, balcony, stairs to certain height required \*\*\* *See architect's note below.*
- = realign slats in historic banisters to be safe distance apart (so kids can't put their heads thru them, for ex) \*\*\* *See architect's note below.*
- = no common/public kitchen use - no State Dept of Health inspections, sanitation *old CZO Article 11.6-9; new CZO Article 20.3 I (predominantly removed from new CZO)*

*\*\*\*To address your question: A bed and breakfast with more than 2 rooms falls under the commercial building code (International Building Code 2012) rather than the residential code (International Residential Code 2012). So in addition to the items you list we had to comply with commercial electrical and mechanical standards, special egress requirements (remember that second stair), specific fire separation requirements between rooms and common areas, and Americans with Disabilities Act requirements for access, and accommodation. The difference in construction cost between a residential code complying building and one that meets commercial code is significant.*

*I'd suggest Head's office ask Zachary Smith in the Department of Safety and Permits for reference. He is very knowledgeable and accessible to laypersons.*

*Rick Fifield, Architect  
600 St Roch Ave, New Orleans, LA 70117  
(504) 949-3309  
[rick.fifield@gmail.com](mailto:rick.fifield@gmail.com)*

Please let me know if you have any additional questions. As my architect mentioned, even my list was incomplete as to the costs incurred to make a residential property comply with commercial standards!

--  
Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast  
info@gvbb.com](http://GrandVictorianBed&Breakfast.info@gvbb.com)

tel: [504-895-1104](tel:504-895-1104); toll free: [1-800-977-0008](tel:1-800-977-0008)  
2727 St. Charles Avenue  
New Orleans, LA 70130

**Paul Cramer**

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**From:** info@gvbb.com on behalf of Bonnie Rabe <bonnie@gvbb.com>  
**Sent:** Wednesday, June 13, 2018 4:18 PM  
**To:** Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** PIANO; Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell  
**Subject:** Fwd: Urgent Update: Boston Sets Precedent To Rein In Illegal Hotels, Passes Tough Law

Hot off the press out of Boston!

--

Bonnie Rabe, Innkeeper  
[Grand Victorian Bed & Breakfast](#)  
[info@gvbb.com](mailto:info@gvbb.com)  
tel: [504-895-1104](tel:504-895-1104); toll free: [1-800-977-0008](tel:1-800-977-0008)  
2727 St. Charles Avenue  
New Orleans, LA 70130

*Come experience the New Orleans Garden District at the Grand Victorian!*

----- Forwarded message -----

**From:** Katherine Lugar <[klugar.ceo@ahla.com](mailto:klugar.ceo@ahla.com)>  
**Date:** Wed, Jun 13, 2018 at 3:59 PM  
**Subject:** Urgent Update: Boston Sets Precedent To Rein In Illegal Hotels, Passes Tough Law  
**To:** [bonnie@gvbb.com](mailto:bonnie@gvbb.com)



June 2018

[View in Browser](#)



A message from  
*Katherine Lugar, President & CEO*  
American Hotel & Lodging Association

**Dear AHLA Member,**

Earlier today, together with the Massachusetts Lodging Association, we secured a significant victory in Boston with the passage of one of the strongest short-term rental ordinances in the country. The Boston city council voted 11-2 in favor of Mayor Walsh's proposal that allows true home-sharing while eliminating investor listings and instituting a strong set of regulations to ensure data transparency and accountability from short-term rental platforms. This ordinance will dramatically improve consumer safety, address affordable housing concerns and maintain the

character of neighborhoods for Boston residents. The bill now goes to Mayor Walsh's desk for signature with a 15-day deadline.

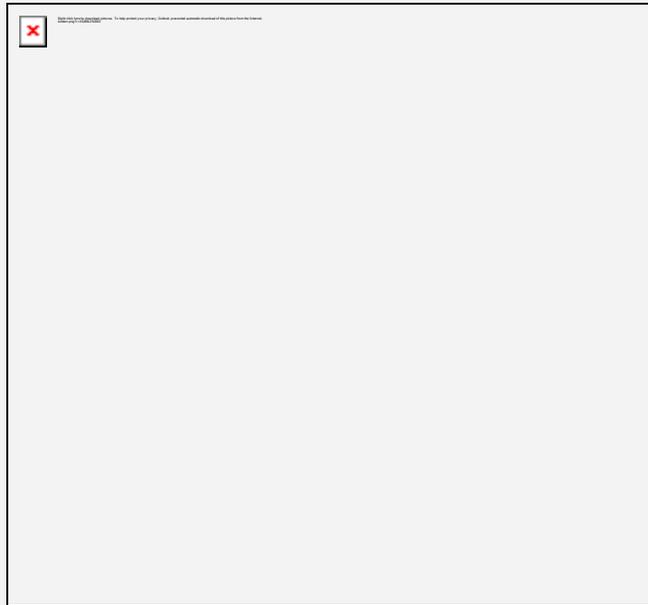
Working alongside state partner Massachusetts Lodging Association and a broad-based coalition that includes labor, affordable housing and neighborhood groups, today's action adds Boston to the growing list of cities and states that are taking steps to rein in illegal hotels. Read [AHLA's statement](#) on the passage of Boston's ordinance.

AHLA and local allies were able to highlight the struggles Boston residents faced as a result of growing commercial operator activity in the city, including lack of affordable housing, neighborhood disruptions and growing safety issues. The successful effort in Boston puts us in a strong position as we work to encourage the Massachusetts state legislature to finalize its own legislation later this summer.

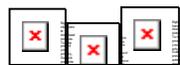
This important victory comes as momentum to rein in illegal hotels builds around the country. From San Diego, where Mayor Kevin Faulconer is expected to unveil his proposal within days, to Los Angeles and New York City where action is planned for this summer, we will continue to work aggressively with local partners and allies to advance strong solutions to curb illegal hotels. And in Pennsylvania today, legislation that requires short-term rental record keeping, reporting, hosting platform registration, and implements respective penalties, passed the state House of Representatives on a 177-14 vote.

Thank you for your strong support on this important issue. We will keep you updated and look forward to your engagement with local officials as we advance legislation around the country and level the playing field with short-term rental companies.

All the best,



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AHLA:**



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## Paul Cramer

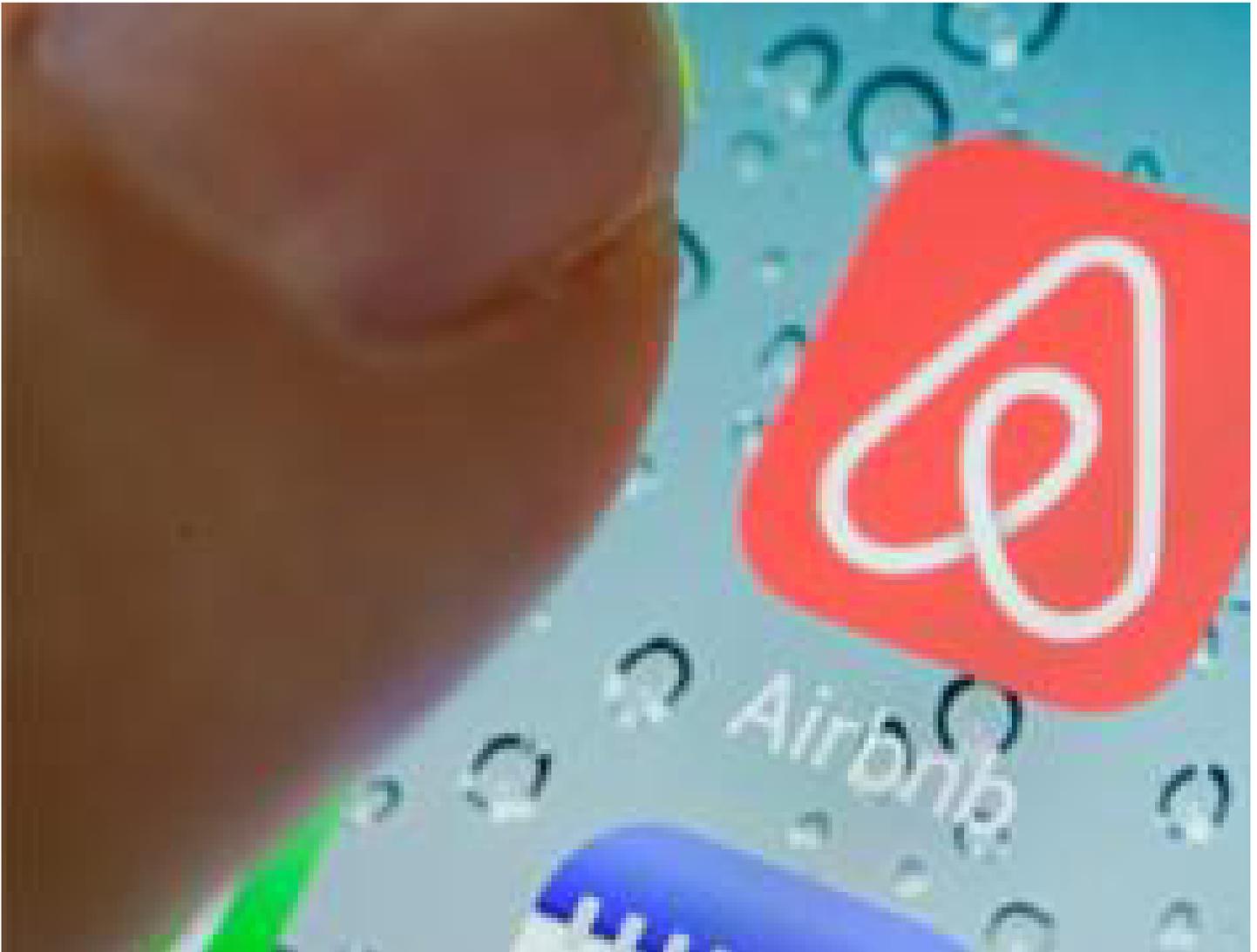
---

**From:** Ray Ruiz <ladauphine@aol.com>  
**Sent:** Friday, June 8, 2018 8:49 AM  
**To:** PIANOlist@yahoogroups.com  
**Cc:** Brooke Perry; CPCinfo; Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell  
**Subject:** Japan disrupts AirBnB big time. Shows chutzpah, muscle, determination, justice

From Ray Ruiz, concerned New Orleanian

<https://www.bbc.com/news/business-44409187>

### Airbnb cancels thousands of bookings in Japan



Getty Images

## **Travelling to Japan in June? If you've made a booking with Airbnb, you may have to find alternative accommodation.**

The online home-sharing giant has had to cancel thousands of reservations after Japan's government put in place a new law around home-sharing.

The law regulates Airbnb's most popular destination market in the Asia Pacific region.

Airbnb said changes to the guidance around its implementation meant reservations would now be affected.

Under the new law, hosts are required to register their listing and display their licence number by 15 June to remain active.

But the Japanese government said on 1 June that any host without a licence number had to cancel upcoming reservations that were booked before 15 June.

[Airbnb said it would therefore cancel any reservation](#) made by a guest arriving between 15 June and 19 June at a listing in Japan that does not currently have a licence.

"We know this stinks - and that's an understatement," Airbnb said.

"Japan is an incredible country to visit and we want to help our guests deal with this extraordinary disruption."

Airbnb also said it had set up a \$10m fund to help those incurring any additional expenses related to having to make alternative travel plans because of cancellations.

- [Airbnb to share customer data with China](#)
- [Airbnb boss reveals plans to crack Asia market](#)
- [Airbnb paid £188,000 in UK tax last year](#)

The booking issue in Japan is the latest hiccup that Airbnb has faced in Asia, one of its fastest growing markets.

Earlier this year, the firm said it would have to start [sharing information about its customers who book accommodation in China with the government](#). Data shared with the authorities will now include passport details and the dates of bookings.

Hosts listing accommodation in China will also have their details passed on once they start accepting bookings.

The online home-sharing giant said the move meant it was now complying with local laws and regulations, "like all businesses operating in China".

Airbnb has said it is aiming to have one billion annual guests worldwide by 2028.

The firm is one of Silicon Valley's most valuable companies and is already worth an estimated \$30bn.

## Paul Cramer

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**From:** Mavis Early <mavisearly@gnohla.com>  
**Sent:** Monday, June 18, 2018 8:25 PM  
**To:** Brooke Perry; Robert D. Rivers; Leslie T. Alley; Paul Cramer  
**Cc:** Cheryl Teamer; Christian Rhodes; Mike Sherman; Avery Foret  
**Subject:** STRs-Info on building, safety, security  
**Attachments:** STR Building Code Requirements.nola.docx; ATT00001.htm; STR-Safety-Security-Building Standards IHG 6-18-18.docx; ATT00002.htm

Hi, Brooke, Robert, Leslie and Paul,

I'm thinking you have already consulted with Safety and Permits for the building codes, both residential and commercial.

In addition to what you can obtain from the building & safety standards that the City uses, I am providing a sample of what typical hotel brands require. Top of concern for all hoteliers is the safety of their guests.

In comparison to the attached, STRs building & safety requirements follow the residential code. (See attached from City website.)

While the residential code may be appropriate for renting out a room in one's home or half of a duplex or double that the owner lives in, or a small bed and breakfast, it is *not sufficient for those STRs that are commercially operated*, whether they be masked as 'condo' or 'apartment' buildings in a commercial zone, or whether they are a collection of whole home rentals, e.g. one person or entity operating 54 or 29 STRs, or any substantial number.

Investors owning multiple units in a commercial building are *operating lodging businesses*.

Those who own numerous whole home rentals are *operating lodging businesses*.

*They are de facto hotels* and should provide the same building and safety provisions as hotels provide.

## STRs

**Following is a sampling of the safety, security and regulatory compliance required of hotels. This particular list is from the IHG, International Hotel Group Brand.** Brands of IHG include: Intercontinental Hotels & Resorts, Kimpton Hotels, Hualuxe Hotels & Resorts (China), Crowne Plaza Hotels & Resorts Hotel Indigo, EVEN Hotels (health & wellness focused), avid (value), our ever-familiar Holiday Inns, including, Holiday Inn, Holiday Inn Express, Holiday Inn Club Vacations, and Staybridge Suites (extended stay), and Candlewood Suites (casual extended stay).

### Personal Information Security

1. An external Privacy Statement must be developed which explains to guests and visitors how their Personal Data is managed by the Hotel.
2. The Privacy Statement must be available in English and local language(s).
3. The Privacy Statement must be available at the Front Desk and provided upon request to guests and visitors.
4. The Privacy Statement must be reviewed annually.
5. The IHG® Secure Payment Solution (SPS) must be implemented and interfaced with the Property Management System (PMS).
6. All payment terminals must be Secure Payment Solution (SPS) certified.
7. A Secure Payment Solution (SPS) participation agreement must be signed with the Secure Payment Solution (SPS) provider.
8. A Secure Payment Solution (SPS) participation agreement must be signed with an IHG approved Secure Payment Solution (SPS) Certified processor.
9. Payment terminals must be physically inspected at minimum twice annually.
10. Must include visual check for signs of breach, alteration, or holes.
11. Should include confirmation of the integrity of seals.
12. Should include inspection to confirm no new wiring, external antennas or extraneous modules have been added to the device.
13. Should include checks for unusual labels that could mask breaches in the casing.
14. Payment terminals not in use must be stored in a secure area.
15. Where there are doors to the secure area, they must be fitted with door locks.
16. Access must be restricted to authorized colleagues.

17. Examples of a secure location include but are not limited to a hotel safe, locked guest room used for storage, locked manager's office, etc.
18. Written records of authorized colleagues should be kept and maintained.
19. In the event a physical breach is detected, the payment terminal must be disconnected from workstations or terminals.

## **Americans with Disabilities Act**

1. Hotel must implement and maintain written policies regarding the following:
  1. Guests with service animals
  2. Effective communication with individuals with disabilities
  3. Providing assistance to individuals with disabilities
  4. Maintenance of accessible features at the hotel
  5. Reasonable modification of policies, practices & procedures
  6. Use of mobility devices
2. For each accessible room in the hotel, the following information must be identified in the Central Reservation System (CRS), referred to as the Guest Reservation System (GRS) or HOLIDEX® Plus:
  1. Room type
  2. Number of beds
  3. Bed type Rooms with mobility features, whether the accessible bathing fixture is a roll-in shower, accessible bathtub or 0.91m x 0.91m (3ft x 3ft) transfer shower Communications features, where provided [7491]
  4. Examples of room types include Standard, Studio, One Bedroom Suite, etc.
  5. Examples of bed types include King, Queen, Double, etc.
  6. Communications features to be identified include both visual fire alarms and visual notification devices for door knock, doorbell or incoming telephone calls, whether built in or portable.
3. An inventory of all accessible guest rooms in the hotel must be maintained at the front desk, including the following information:
  1. Room number
  2. Room type
  3. Number of beds
  4. Bed type

5. Accessible bathing feature, where provided
6. Communications features, where provided
4. Colleagues must be able to answer questions from potential guests about the accessibility of the hotel and its features, including, but not limited to:
  1. The availability of text telephones and communications kits for the guests who are hearing impaired.
  2. The availability of bathtub seats for use in accessible guest rooms with bathtubs
  3. The layout of accessible guest rooms
  4. Features of accessible guest rooms, including at a minimum the design of the accessible bathing fixtures, the toilet, accessible sink, door widths, and location of grab bars.

## **Human Rights**

1. The IHG Human Rights Policy or an equivalent Human Rights Policy must be implemented.
  1. The Policy must be prominently displayed in a colleague area.
  2. The Policy must be available in English and the local language(s).
  3. All colleagues must be made aware of the Policy at least once a year. • Documented acknowledgement of colleague awareness of the Policy must be maintained.

## **Crisis and Incident Planning**

1. Hotels are responsible at all times for the management of risks relating to the safety and security of employees, guests, visitors and other "stakeholders". In addition to the standards shown below, IHG® recommends that hotels undertake regular crisis and incident risk assessments to inform the development and maintenance of procedures appropriate to locally identified risks. Guidance on assessing and managing Crisis and Incident risk is provided in the IHG® Crisis Toolkit.
2. Hotels are required to have a locally developed Crisis Management Plan.

1. Foreseeable crises or incidents should be identified, recorded and response plans developed.
  2. Responsibilities of the Crisis Management Team should be assigned.
  3. The contact details of the Crisis Management Team and one or more Emergency Response Teams, suppliers and service providers should be included.
  4. The plan should be updated at least annually or as necessary, for example when circumstances change, to ensure that it remains current.
  5. Testing of the Crisis Management Plan by Crisis Management Team should be conducted at least annually.
  6. Colleagues, including contract and temporary colleagues, should be instructed and trained in their relevant duties as described in the Crisis Management Plan and records of training should be maintained.
  7. Records of testing should be maintained.
  8. Hotels should consider the templates, examples and guidelines in the IHG Risk Management Crisis Management Toolkit on Merlin.
3. A Fire Emergency and Evacuation Plan is required.
1. Colleagues, including contract and temporary, should receive training in the plan at least once every six months.
  2. Colleagues, who work at night, live on property, or are newly hired may require training more often than every six months.
  3. Training should include the use of Fire Safety Equipment.
  4. Training should include fire prevention.
  5. The plan should be tested at least annually.
  6. The plan should be reviewed at least annually.
  7. Training records should be maintained.
  8. Evacuation Drills must be held at least once every six months.
  9. Every 12 months, the Evacuation Drill must involve the use of the fire alarm and detection system
  10. Records of drills should be maintained.
  11. Hotels should consider the templates, examples and guidelines in IHG Risk Management Fire Safety.
  12. Guests should be notified in advance of the Evaluation Drill.
  13. Evacuation procedures must be developed for guests with Special Needs.
4. At least one colleague trained in first-aid must be on duty in the hotel at all times.

5. The Structure of the Hotel must have a minimum Fire Resistance of 60 minutes.
6. Emergency exits must not empty into an enclosed swimming pool area.
7. A minimum Rated Construction is required in the following areas:
  1. 120 minutes at elevator shaft ways, flues and pipe chases in all construction above four stories and in wood frame construction between all elevated floors and balconies.
  2. All penetrations between and through fire resisting constructions must be fire stopped with materials or Assemblies with a fire resistance rating not less than the rating of the surrounding structure.
  3. Service riser shafts that are not fire stopped at every floor must be fitted with smoke detection at every third floor and at the top of the service riser.
  4. All Guest Room entrance doors and door frames must achieve a minimum Fire Resistance of no less than 20 minutes.
  5. Doors and door frames in fire rated walls other than Guest room doors, must achieve a minimum Fire Resistance as follows:
    1. 60-minute construction: A 45-minute rated door and frame is required
    2. 90-minute construction: A 60-minute rated door and frame is required
    3. 120-minute construction: A 90-minute rated door and frame is required
8. All Fire Rated Doors except for service riser and/or connecting guest room doors must be equipped with automatic door closers to ensure latching.
9. Where these doors are held open an Automatic Door Release Mechanism is required.
10. Where fire rated rebated double doors are provided, they must be fitted with Door Selectors.
11. Hotels with Atriums must have a Smoke Control System.
12. In buildings of more than four floors protected by a Fixed Fire Suppression System the attic must be protected with a Fixed Fire Suppression System.
13. All attics not protected by a Fixed Fire Suppression System must be subdivided by draft stops (fire breaks) into areas that do not exceed 330m<sup>2</sup> (3000ft<sup>2</sup>).
14. High-rise properties are required to provide a elevator for use in fire-fighting operations and include the following:
  1. An emergency recall

2. An in-car fire fighter control
3. An alternative means of power if the main power fails
15. Trash and laundry chutes require the following:
  1. At the terminus a 60-minute fire rated door installed
  2. Door at the terminus fitted with a self-closing device and held open only by a fusible link
  3. In hotels with a Fixed Fire Suppression System, the chute must also have a Fixed Fire Suppression System fitted
  4. All other trash and laundry chute doors must be self-closing and have a self latching device.
  5. In un-sprinklered buildings, a single automatic sprinkler or approved automatic suppression system must be installed at the top of the chute
16. For car parks located in or directly below the hotel, either sprinklers or all of the following measures must be in place:
  1. Separated from the hotel with construction providing a fire resistance rating of at least 90-minutes
  2. A vestibule with two 30-minute fire and smoke resisting doors at any passes between the car park and the hotel
  3. Mechanical or natural smoke ventilation sufficient to keep the garage smoke free A fire alarm and detection system linked to the hotel system
  4. Manual pull stations (call points) provided at all exit points
17. Emergency exit routes are required to meet the following:
  1. A minimum of two Emergency Exits on each floor
  2. Emergency Exits on the same floor that are remote from each other.
  3. In hotels without a Fixed Fire Suppression Systems the distance between emergency exits must not exceed 60m (200ft)
  4. In hotels without a Fixed Fire Suppression System the travel distance to an emergency exit must not exceed 30m (100ft)
  5. In hotels with a Fixed Fire Suppression System the distance between emergency exits must not exceed 120m (400ft)
  6. In hotels with a Fixed Fire Suppression System the travel distance to an exit must not exceed 60m (200ft).
18. Internal Exit Doors on Emergency Egress routes must be operable from both sides.
19. Exit Doors must swing in the direction of egress
20. Final Emergency Exits must be fitted with panic hardware.
21. The dead-end guest room corridor length must not exceed 8m (25ft) in hotels without a Fixed Fire Suppression System or 15m (50ft) in hotels with a Fixed Fire Suppression System.

22. Emergency exit routes from Places of Assembly must meet the following minimum requirements:
  1. At least separate two exits for 50 to 500 people
  2. At least three separate exits for 501 to 1000 people
  3. More than 1001 people, minimum of four separate exits, to be validated by a Qualified Person.
  4. Exit Doors Remote from each other
  5. Exit Doors at least 90cm (3ft) wide
  6. A diagram showing the emergency exit path to the nearest emergency exit must be displayed on the room side of the guest room door.
    1. Must be in local language(s) and English
  7. A diagram showing the emergency exit path to the nearest emergency exit must be displayed on the room side or immediately adjacent to each meeting room door.
    1. Must be in local language(s) and English.
  8. Emergency Exits that are fitted with a Fire Door Retainer must meet the following:
    1. Fail-safe to unlocked position in case of power failure
    2. Automatically release upon actuation of the fire alarm and detection system
    3. Update Exit signs are required at each Emergency Exit location
23. Directional exit signage must be provided when the exit is not immediately visible.
24. Signage must be illuminated by normal and Emergency Lighting that automatically comes on when the power supply to the normal lighting provision fails.
25. Emergency power must be provided to illuminate signage for a minimum of 60 minutes.
26. Exit signs are not required in guest rooms, other public access rooms accommodating fewer than 50 people, and small storerooms of less than 50m<sup>2</sup> (450ft<sup>2</sup>).
27. Emergency Egress must be possible through exit doors at all times.
28. Emergency Egress stairs must meet the following minimum requirements:
  1. Must exit directly to the exterior or via a Protected Corridor that leads to the exterior
  2. Continuously illuminated or immediately illuminate upon entry by guest.
  3. A handrail must be provided

29. In Buildings with a Fixed Fire Suppression System, up to 50% of Emergency Egress stair routes are permitted to exit to the interior of the building subject to approval by a Qualified Person.
  1. Where the staircase is wider than 1.1m a handrail should be provided on both sides of the staircase. For staircases that are wider than 1.8m the staircase should be subdivided by placing a handrail in the center of the staircase, with handrails on either side.
  2. Stairs should be illuminated in such a way that shadows are not cast over the main part of the treads.
  3. Lights and fittings on stairs should not cause hazards, including electrical, fire or collision hazards.
  4. Stair risers and stair treads should be dimensionally uniform.
30. Storage is not permitted in Emergency Egress stairwells.
31. Storage rooms / closets must not open into Emergency Egress stairwells.
32. Numbers indicating floor levels are required on Emergency Egress stairwells and must meet the following requirements:
  1. Be positioned to be clearly visible when the landing / stairwell door is in the open or closed position.
  2. Be located 1.5m (5ft) above the floor landing
  3. Be at least 15cm (6in) high
  4. Have a reflective finish that contrasts with the background
33. Emergency Egress stairwells in High-rise hotels must have one of the following:
  1. Mechanical stairwell pressurisation
  2. Access to the stairwell through an open exterior vestibule
  3. A Fire Lobby
34. All fire safety signage must be in the local language(s) and English.
35. Signage should include a pictogram, where appropriate.
36. External Fire Escapes must be approved by a Qualified Person.
37. Automatic Emergency Lighting must be provided in the following areas:
  1. Emergency Egress routes
  2. Any area where there are Hazardous Processes or Machinery
  3. Public areas greater than 15m<sup>2</sup> (150ft<sup>2</sup>)
  4. Areas greater than 50m<sup>2</sup> (540ft<sup>2</sup>) where colleagues work
38. Emergency lighting must provide a minimum of 60 minutes of illumination.
39. Where there is no national code for lighting levels, emergency lighting must provide an average of 10 lux (1 foot candle) at floor level and a minimum of 1 lux (0.1 foot candle) at any point.

40. An automatic fire alarm system is required throughout the hotel that meets the following minimum requirements:
1. Have an automatic standby emergency power supply for a minimum of 24 hours operation
  2. Have manual initiating devices (call points)
  3. All cabling and connections for the fire alarm and detection system must be protected against fire and physical damage for a minimum duration of 30 minutes.
  4. Smoke detectors are required in interior guest room corridors. • Maximum spacing must not exceed 15m (50ft).
  5. Smoke detectors with local sounding device are required in all guest rooms.
  6. Must be addressable
  7. Smoke detectors with local sounding device provided in guest rooms must be addressable in hotels without a Fixed Fire Suppression System. [
  8. 110v hard-wired detectors interconnected within each guest room / suite are permitted in existing hotels with a Fixed Fire Suppression System.
    1. System hard-wired detectors connected to the fire panel are required in the following areas:
      1. Public Areas
      2. Back of House areas
      3. Attics without a Fixed Fire Suppression System
  9. Detectors must be located as per manufacturers requirements at the time of installation.
  10. Heat detectors may be used in areas such as kitchens where the room atmosphere is unsuitable for the use of a smoke detector.
  11. Manual initiating devices (call points / pull stations) connected to a fire alarm control panel must be provided in the following locations:
    1. At or close to the front desk
    2. Each ground floor exit
    3. Each stair access points
    4. The maximum travel distance to a manual initiating device (call point / pull station) should not exceed 61m (200ft).
  12. A General Alarm must sound throughout the building when the fire detection system is activated and meet the following requirements:

1. System detectors must sound an alarm without delay at the point where the fire has been detected
  2. System detectors must sound an alarm without delay at an alarm panel
  3. Provide a minimum sound level of 75dBA at the bed head
  4. Provide a minimum sound level of 65dB in all other areas
13. The General Alarm must sound if any of the following are activated:
1. Smoke or heat detector (other than guest room)
  2. Automatic sprinkler water-flow device
  3. Manual initiating device (call points / pull stations)
14. Two-Stage Fire Alarms are permitted with "addressable" smoke detectors.
15. Activation of a second alarm initiating device must result in the activation of the General Alarm.
16. A means of warning guests with impaired hearing in the event of a General Alarm or voice evacuation message must be provided.
17. Flashing beacons and vibrating pillow pads are recommended.
18. The automatic fire alarm system must incorporate a broadcast evacuation message system in the following properties:
1. High-rise hotels
  2. Other hotels without a Fixed Fire Suppression System.
19. The broadcast evacuation message system must meet the following requirements:
1. Include a pre-recorded evacuation message in the local language(s) and English
  2. Provide a minimum sound level of 75dBA at the bed head
  3. Provide a minimum sound level of 65dBA in Places of Assembly
  4. Include an alarm
  5. An alarm panel must be permanently monitored.
  6. All buildings must be protected by a Fixed Fire Suppression System that is appropriate to the classification of fire loading in the location except:
    1. Guest room bathrooms with non-combustible fixtures and closets

2. Non-occupied auxiliary structures, located remotely from principal buildings of the hotel and containing noncritical functions
20. Where a hotel is not protected by a Fixed Fire Suppression System, guest rooms equipped with stove type cooking equipment must have a Fixed Fire Suppression System.
1. Hotels where more than 50% of guest rooms are equipped with stove type cooking equipment must be protected throughout by a Fixed Fire Suppression System.
41. A Fixed Fire Suppression System is required for Cooking Ranges and must meet the following requirements:
1. Operated both automatically and manually
  2. Automatically turn off fuel supply to cooking equipment when system is activated
  3. Be manually reset after it has activated
  4. Be connected to the fire alarm control panel
  5. A wet chemical system should be used.
42. Portable fire extinguishers, are required throughout the building.
1. Selected and located based on the type of anticipated fire
  2. The maximum travel distance to a fire extinguisher must not exceed 25m (75ft).
43. Fire hydrants or other water supplies used for fire fighting must be provided at Suitable Locations.
44. Standpipes (rising mains) or hose reels must be provided in all High-rise properties.
45. A contract must be in place for specialist cleaning of the kitchen extractor hood(s) and ducts.
46. All foam and non-foam filling material for furniture, upholstered furniture and furnishing fabrics including drapes, curtains and blinds, beds, bed bases, mattresses, mattress toppers and upholstered head boards, duvets, pillows and bed throws, wall coverings and linings and carpets and rugs used in the hotel must be Flame Retardant.
1. Manufacturers certificates should be available for inspection.
47. In guest rooms, halogen bulbs are only permitted in ceiling lights.
48. Flammable Materials stored in the main building or any of the interior corridor guest room areas of a hotel must be kept in fire proof lockers or cabinets of a minimum of 30 minutes fire resistance.

49. The bulk storage of liquid petroleum gas, petroleum and oil must be in accordance with the recommendations of a Risk Assessment conducted by a Qualified Person. [
50. At least once every 12 months maintenance of the Fire Safety Equipment must be carried out in accordance with manufacturers instructions.
51. At least once every 12 months testing of Fire Safety Equipment must be carried out in accordance with manufacturers instructions.
52. Where fire pumps are provided, electrical and mechanical performance tests must be carried out in accordance with manufacturers instructions.
  1. Records of testing should be kept.
  2. Should be carried out by a Qualified Person.
53. Super High-rise hotels must have a Fire Strategy developed by a Qualified Person.

## Security

1. Electronic Door Locks must be approved by IHG.
2. All guest room entrance doors must be fitted with an Electronic Door Locks.
3. A secondary non-keyed locking device must be provided on all guest room entrance doors.
  1. Examples include safety/night latch, safety chain or other non-keyed locking device.
4. All guest room doors are required to have a one-way view port installed and meet the following requirements:
  1. View ports equipped with privacy covers
  2. 1.5m (5ft) above the floor
  3. Accessible Rooms must have an additional view port installed no higher than 1.2m (4ft) above the floor
5. Connecting guest room door locks must meet the following requirements:
  1. Mortice lock with a minimum 2cm ( $\frac{3}{4}$ in) throw thumb-turn deadbolt
  2. Thumb-turn lock operation on the guest room side of the door
  3. Fixed knob or lever on the guest room side
  4. Blank plate with no access to screws or bolts on non-guest room side door
6. Access control is required at all doors used by guests from the car park area into interior guest room corridors.

7. Access control is required for elevators that go from basement parking garage areas to guest room floors.
8. Access control may include but is not limited to CCTV in the elevator car that is monitored twenty-four hours a day, seven days a week combined with keycard access control in elevator car controlling access to the guest floors, or keycard access control fitted to all doors leading from all basement car park levels towards the elevator lobbies or access point(s) from basement car parking levels towards the elevator lobbies, or permanently manned by Hotel Security or the elevator stopping and the elevator car doors opening at the Reception floor in line of sight to reception or a permanently staffed location.
9. A system of key control must be in place for the safe keeping of:
  1. Grand Master Keys
  2. Master Keys
  3. Sub-master Keys
10. General Managers should consider the guidelines in IHG Risk Management Security on Merlin when implementing a system to ensure Master Keys are kept secure.
11. Replacement keys must only be issued to guests registered to that room.
12. Positive identification must be requested and provided before a replacement key is issued.
13. Positive identification includes photo identification; passport; driving license and credit card.
14. Where the guest cannot provide positive identification the guest should be accompanied to their room to retrieve evidence of positive identification.
15. A secure storage area must be available where the luggage of registered guests can be stored temporarily.
16. Update Where guest's luggage is stored temporarily General Managers should consider the guidelines in IHG Risk Management Security on Merlin.
17. Where provided, house telephones in public areas must not connect directly to guest rooms.
18. Where provided Safe Deposit Boxes must meet the following requirements:
  1. Be located in a secure area
  2. Be accessible from the lobby
19. General Managers should consider the guidelines in IHG Risk Management Security on Merlin when implementing a system for the operation of Safe Deposit Boxes.
20. Where provided In-room Safes must be fixed to a non-portable surface to prevent unauthorized removal.

21. General Managers should consider the guidelines in IHG Risk Management Security on Merlin when implementing a system for the operation of In-room Safes.
22. Heating / cooling ducts, exhaust vents and service areas must be designed or modified to prevent unauthorized visual access to guest rooms and acoustic privacy between bathrooms. [476064] Access to Chase Ways (Service Ducts) between guest rooms must be locked to prevent unauthorized access. T
23. Telephone calls must not be connected to a guest room without the caller identifying the name of the person registered to the room.
24. Colleagues must not announce or share room numbers and /or personal information about a guest.
25. Lists that include the guest name must not be left anywhere visible to the public. This includes the Housekeeping trolley; breakfast lists, IHG® Reward Club members on check in and fitness facility sign-in.
26. Safety and Security information appropriate to the hotel must be made available in guest rooms.
27. Information provided in the local language(s) and English.
28. Safety and security information includes personal security advice; protection of personal property; room security notices; in-room safe advisory notices; car park security notices; CCTV warning notices and guest safety tips.
29. Single or multiple station (interconnected) carbon monoxide detectors incorporating an alarm must be installed as follows:
  1. Where there is a Fuel Burning Appliance
  2. In guest rooms adjacent to the room where there is a Fuel Burning Appliance
  3. In guest rooms adjacent to the vent path from a Fuel Burning Appliance
  4. In Corridors or Common Areas adjacent to the room where there is a Fuel Burning Appliance
  5. Records of installation should be kept.
30. The hotel must ensure that a periodic safety audit is conducted by a Qualified Person to identify and reduce the risk of illness associated with the storage and use of water in the hotel.
31. Hotels should consider the guidelines and procedures for legionella control on Merlin.
32. Water temperature at points of use must not exceed 52°C (125°F).
33. Water temperature at point of use should not fluctuate more than 5°C (10°F) once set.
34. Hot and cold water outlets should be clearly marked

35. Update Where operations require hot water to be distributed above 52°C (125°F) for control of legionella or for water hygiene purposes, a Risk Assessment should be carried out by a Recognized Expert to identify the controls in place to prevent scalding.
36. Electrical outlet in the following areas must be protected by Ground Fault Circuit Interrupters (GFCI) / Residual Current Devices (RCD) in the form of circuit breakers or protected outlets.
  1. Electrical outlets in recreational areas within 12m (40ft) of the edge of a swimming pool
  2. Under water Swimming Pool lighting other than low voltage (<50V) lighting Exterior electrical outlets exposed to the weather elements or that are within 6m (20ft) of an external water source
37. Ground Fault Circuit Interrupters (GFCI) / Residual Current Devices (RCD), in the form of circuit breakers or protected outlets, are required in interior areas within 1m (3ft) of a water source.
38. All windows must be provided with stops that meet the following requirements:
  1. Limit the window opening to a maximum of 10cm (4in)
  2. Operable only from inside the guest room
  3. Where window stops are prohibited, a warning sign in the local language(s) and English must be provided
    1. An example of a warning sign is 'Attention! The windows in this room can open fully and guests with young children should exercise care'
39. Markings or features to make them easily visible must be included on the following:
  1. Floor-to-ceiling windows
  2. Glass doors
  3. Glass walls
    1. Examples of markings or features include colored lines, decals, patterns, signage crash bars and planters.
40. Safety Glass must be used for all new and replacement glazed elements in the following:
  1. Floor-to-ceiling windows
  2. Transparent doors
  3. Transparent gates
  4. Transparent walls
  5. Translucent doors
  6. translucent gates
  7. Translucent walls

1. To protect existing glazed elements anti-shatter film, a screen or a barrier may be used.
  1. Where a screen or barrier is provided it should be designed to be difficult to climb.
41. Doors opening onto a balcony area must have a secondary device fitted to limit the initial opening of the balcony door.
42. Where secondary locking devices are prohibited, a warning sign, in the local language(s) and English, must be posted on the balcony door.
43. For existing balcony constructions with no permanent barrier to prevent risk of falling, a sign, in the local language(s) and English, posted on the balcony door providing a warning must be provided.
  1. Located at a recommended minimum height of 1.8m (6ft)
  2. An example of a warning sign is 'Attention! The balcony door in this room can open fully and guests with young children should exercise care'
44. In guest areas where there is a risk of falling from a height, a permanent Barrier must be provided that meets the following:
  1. Be at least 1.1m (3ft 6ins) high
  2. Gaps or openings limited to 10cm (4in) or less
  3. Space to the sides and beneath the barrier must not exceed 10cm (4in) • Non-climbable
  4. Securely fixed
  5. Stable
45. The following areas must have a Slip Resistant finish:
  1. Bathroom floors
  2. Showers
46. A Balance Bar must be securely installed to assist guests with entering and exiting the bathtub.
47. A Balance Bar securely installed to assist guests when entering and exiting the bathtub, designed to resist a single concentrated load anchored to withstand a force of 1.11kN (250lbf) applied in any direction at any point on the Balance Bar. [
48. Baby cots/cribs must meet the following minimum safety requirements:
  1. Must be durable
  2. Structurally sound
  3. No sharp or protruding fixings
  4. No removable plastic coverings
  5. Cot/crib bars must be no less than 2.5cm (1in) and no more than 6cm (2in) apart The mesh weave must be less than 6mm (¼in)

6. No corner posts extensions, steps, footholds or decorative cutouts in the head or foot boards.
7. Drop down rail locking mechanism must be unreachable by the child or difficult for a child to release
8. No rotating hinge in the center of the top rails and top rail fasteners.
9. Self-locking feature on folding cots / cribs
10. Lockable wheels, where provided
11. Snug fitting mattress
12. Non-toxic finish
13. Mesh free of tears, holes or loose threads
49. Guests must be able to call the following from their guest room telephone: [
  1. An on-site location that is permanently staffed
  2. Local emergency services
50. Doors leading into guest vending and laundry rooms must meet the following: [
  1. Include a view window with a minimum area of 60 cm<sup>2</sup> (100in<sup>2</sup>)
  2. An un-switched or key switched lighting circuit is required
  3. Lighting in guest vending and laundry rooms must remain on or automatically illuminate upon entrance into the room.
51. Exterior areas, including but not limited to the following, must be illuminated during dark hours:
  1. Parking areas
  2. Steps
  3. Courtyards
  4. Driveways
52. First aid kits must be provided.
  1. Kits should be provided in but are not limited to the following areas: front desk; kitchen; housekeeping; laundry; maintenance and engineering areas; chemical storage areas; security office.

### **Fitness and Leisure facilities**

1. Doors to unsupervised indoor Swimming Pools must be fitted with Electronic Door Locks.
2. If a Swimming Pool is closed for an extended period of time it must be secured to prevent unauthorized access.

3. Professionally prepared “closed” signs should be posted on each access point.
4. If the Swimming Pool is not maintained it should be covered using at least a 12-gauge vinyl mesh with a break-strength of 1,800Kgs (4,000lbs) that is securely anchored in place.
5. A minimum of two drains are required in all Swimming Pools and Hot Tubs.
6. All Swimming Pools and Hot Tubs must be equipped with anti-entrapment drain covers in accordance with ANSI/ASME A112.19.8-2007 or ANSI/APSP- 16 2011.
7. Drain covers 45cm x 58cm (18in x 23in) or larger are exempt.
8. Swimming pools and Hot Tubs with a single drain must be equipped with a Secondary Safety Device.
  1. Secondary safety devices include a Safety Vacuum Release System (SVRS), suction limiting vent system, gravity drainage system or an automatic pump shut off system.
9. A minimum of 1.5m (5ft) of clear deck space must be provided around the perimeter of all Swimming Pools.
10. The swimming pool deck must be Slip Resistant.
11. Ladders, steps and / or ramps with handrails must be provided at opposite ends of the Swimming Pool.
12. The exposed metal of ladders, steps and handrails must be Corrosion Resistant. Diving boards, diving platforms and / or trampolines are not permitted.
13. Each Swimming Pool must have life safety equipment and meet the following requirements:
  1. Include at least two life safety rings or two throwing lines
  2. At least one life safety hook
  3. Be clearly visible and easily accessible
  4. Where life safety rings and/or throwing lines are used they must be connected to a rope that extends to 1.5 times the width of the pool
14. Swimming Pool safety signage must be prominently displayed and meet the following requirements:
  1. Permanently installed
  2. Where life guards are not on duty, signage indicating 'No Life Guard on Duty'
  3. The international 'No Diving' symbol
  4. Rules of operation
  5. Hours of operation
  6. 'Use at Your Own Risk'
  7. Signs in the local language(s) and English
  8. Professionally fabricated
  9. Swimming Pool depth markings must be clearly displayed.

10. Depths markings must be displayed near entry points to the swimming pool, on all sides of the swimming pool and where significant depth changes occur.
11. Depths should be shown in both feet and meters.
12. Painted depth markings should not be used.
13. Recommended to be displayed at the pool deck coping and above the waterline at the edge of the Swimming Pool.
14. For Deck Level Swimming Pools, the side pool depth signs may be wall mounted.
15. Beach entry and zero depth type swimming pools should display a sign indicating 'shallow water' at shallow water entrance point.
15. The level of lighting in a Swimming Pool area must allow the entire bottom of the swimming pool to be clearly seen.
16. Swimming Pools provided solely for use by children under the age of 6 years are required to meet the following:
  1. Water depth must not be more than 60cm (2ft) deep
  2. The walls should not extend more than 15cm (6in) above the water line.
17. The quality of swimming pool and/or Hot Tubs and/or children's pools water must be maintained and meet the following requirements:
  1. Bottom clearly visible
  2. Free of debris
  3. Chemical checks on the swimming pool and/or Hot Tub water should be carried out three times during pool operating hours and records should be maintained.
18. Doors to unsupervised fitness rooms must be secured with an Electronic Door Lock using electronic key access.
19. An emergency telephone must be provided.
  1. Must be located in the Fitness Room.
  2. Must be located in the Swimming Pool
    1. Located in a clearly visible location.
    2. Calls must connect to an on-site location that is permanently staffed or directly to the emergency services.
    3. Calls must not be answered by an auto-attendant. [56252]
    4. The telephone may be located in either the Fitness Room or Swimming Pool where the two facilities are in the same location.
20. Saunas and/or steam rooms must meet the following minimum safety requirements:

1. Fitted with a non-lockable door
  2. Fitted with an outside observation window
  3. Where a Fixed Fire Suppression System is installed in the hotel the sauna cabin must be fitted with a high temperature sprinkler head
  4. Stove guarded by a permanently fixed heat resisting structure
  5. Fitted with a protected shatter-proof light fitting that is capable of withstanding the heat
  6. A distress alarm with direct connection to an on-site location that is permanently staffed
  7. Fitted with a timer that is clearly visible to the user
  8. Safety signage displayed in the local language(s) and English
  9. A warning sign must be displayed around the steam outlet area
  10. It is recommended that a thermometer be provided, it should be non-mercury and made visible to guests.
21. Solarium's / tanning beds must meet the following minimum safety requirements:
1. Distress alarm with direct connection to an on-site location that is permanently staffed
  2. Safety signage displayed in the local language(s) and English.
22. A Hot Tub must meet the following safety requirements:
1. Be capable of being secured to prevent unauthorized access.
  2. Fitted with a 15-minute operating timer
  3. A clearly labelled manual shut-off control mechanism for the water circulation pump located either within 3m (10ft) of the edge of the Hot Tub or at a permanently staffed point with direct line of sight to the Hot Tub
  4. Water depth markings clearly visible
  5. A No Diving international symbol clearly visible to the user
  6. Safety signage displayed in the local language(s) and English 40°C (104°F) is the standard maximum temperature for a Hot Tub although the majority of users prefer a water temperature in the range of 38°C - 39°C (100°F - 102°F).
  7. Records of maintenance should be maintained.
  8. Access to the Hot Tub may be secured by locating the Hot Tub in a locked and secure room or by using a fence that meets the swimming pool fence requirements.
  9. Signing-in logs must not include guest room numbers.

Backflow preventer testing (required by SWBNO)

Grease Trap Inspection (required by SWBNO)

Submitted by:

Mavis Early, Executive Director  
Greater New Orleans Hotel &  
Lodging Association and  
Hospitality Education Foundation

## **Building Code Requirements for Short Term Rentals**

**nola.gov**

Pursuant to the role of Safety and Permits as the Building Code Authority for the City of New Orleans, the Department is providing the following guidelines for Building Code compliance for Short Term Rentals and Bed and Breakfasts.

### **International Residential Code**

**Short Term Rentals:** Structures which will house Accessory or Temporary Short Term Rentals may be classified as One-Family or Two-Family Dwellings under the International Residential Code, as adopted and amended by the City of New Orleans.

**Bed and Breakfasts:** Structures which will house Accessory Bed and Breakfasts containing not more than three (3) guest rooms may be classified as One-Family Dwellings under the International Residential Code, as adopted and amended by the City of New Orleans.

### **International Building Code**

**Short Term Rentals:** Structures which will house Commercial Short Term Rentals shall be classified as a Residential Group R-3 occupancy under the International Building Code, as adopted and amended by the City of New Orleans.

**Bed and Breakfasts:** Structures which will house Accessory Bed and Breakfasts containing four (4) guest rooms and Principal Bed and Breakfasts (regardless of the number of guest rooms) shall be classified as a Residential Group R-3 occupancy under the International Building Code, as adopted and amended by the City of New Orleans.

### **Resources and Additional Information**

- The Chief Building Official for the City of New Orleans issued a formal guidance memo outlining these requirements, which can be downloaded [here](#).
- Information on requirements to obtain a building permit from the City of New Orleans is provided at [www.nola.gov/onestop](http://www.nola.gov/onestop), and applications may be filed online through our online permitting portal [onestopapp.nola.gov](http://onestopapp.nola.gov).

For additional information on the City's Amendments to the International Building Code and International Residential Code, please see [Section 26-15 of the City Code](#).

May 23, 2018

Honorable Jason Roger Williams, President  
New Orleans City Council  
City Hall  
1300 Perdido Street  
New Orleans, LA 70112

**RE: Please Vote No or Delay Vote on Motion 18-185 to Ban Short Term Rentals and Motion 18-194, to Repeal the Short-Term Rental Study**

Dear City Council President Williams:

I am the executive director of the Internet Coalition (IC), a national trade association that represents members in state public policy discussions. The IC also serves as an informational resource, striving to protect and foster the Internet economy and the benefits it provides consumers. Members include companies such as 1-800-Flowers, Amazon, Expedia, Experian, Facebook, FTD, Google, HomeAway, Interactive Corp., Match.com and Oath (formerly Yahoo!)

I am writing to express opposition to Motion 18-185, a motion that would ban the issuance of two types of licenses for short-term rentals (STRs) in many popular neighborhoods. I am also opposed to Motion 18-194, a motion that would repeal a STR study just weeks away from a report of findings about the effects of STRs.

The majority travelers who opt to rent homes are families and those looking for an extended stay. On average, STR bookings are five or more days longer than what they would have booked to stay in a hotel. Short-term renters find that booking STR houses from online platforms allow them to search for the most affordable vacation homes and find unique or special options. Specialized customers typically can not afford to book similar accommodations with traditional hotels and otherwise would be forced to cancel their trip entirely without STR options.

Here are some points to consider before **delaying or voting NO to an STR ban and STR study repeal**:

- The council should wait for the results of the current study before considering any major changes. The report is due in six weeks.
- Adopting any bans or regulations of STRs without first properly studying the facts is ill-advised and is not sound public policy development.
- Bans on home sharing deprive people of their fundamental right to safely use their property as they see fit and punish people for exercising their free speech rights to share information. Learn more at: <http://goldwaterinstitute.org/en/home-sharing/>
- According to a 2016 HomeAway poll of customers, 70 percent of vacation rental owners use the extra money they make renting out their homes to pay their entire mortgage, while nationwide HomeAway customers said they paid half of their mortgage off.
- One quarter of those surveyed by HomeAway said they planned to use the extra money to pay for their child's education.

- Rather than risk losing their home or not being able to afford child education, owners will be forced to rent their homes out secretly or underground.

Consumers that receive affordable accommodations that fit their needs will likely spend the extra money while traveling. Visitors support the local economy by shopping, eating out, renting and fueling cars, and paying for local attractions. The whole STR situation benefits everyone, but especially the local businesses and government. Businesses are better suited to make payroll, create new jobs, pay their bills and pay more in taxes. New Orleans and the state of Louisiana reaps the benefits of additional tourism and sales taxes with STRs.

Please realize that STRs provide an unprecedented opportunity for homeowners, small businesses and communities to thrive economically. Therefore, I encourage you to embrace a reasonably regulated market that protects the property rights and economic vitality of all homeowners, helping New Orleans reach its full potential as the most vibrant tourist destination in Louisiana.

For the reasons explained above, I urge you to **vote NO or delay a vote on Motion 18-185**, banning STRs and **Motion 18-194**, which would repeal the current STR study. Instead, I ask that you please wait to institute new regulations until the current study is completed and then after hearing from stakeholders about impact and alternatives to an STR ban and how it would adversely impact renters, local homeowners and local businesses, and would erode the tourism industry. Please feel free to contact me if you have questions or would like to speak to one of my members individually.

Sincerely,



cc: New Orleans Mayor LaToya Cantrell  
New Orleans City Council Members  
New Orleans Planning Commission Members

May 23, 2018

City Planning Commissioners and Staff:

We write to you on behalf of the Professional Innkeepers Association of New Orleans (PIANO), a trade association composed of 40 independent small businesses operating as licensed Bed & Breakfasts (B&Bs) within the lodging/hospitality industry of New Orleans. Our properties are located in many different neighborhoods in town: Algiers Point, Bywater, Esplanade Ridge, Faubourg Marigny, French Quarter, Garden District, Lakeview, Lower Garden District, Mid-City, Touro Bouligny, Treme and Uptown. Several of our members have been in this industry for 20+ years.

PIANO would like to thank you for re-examining the issue of Short Term Rentals (STR's) in New Orleans, as mandated by Mayor Cantrell, one year after the STR laws became effective.

PIANO has submitted concerns in the past, prior to laws being adopted; we continue to have concerns that we hope will be considered or reconsidered within your current study.

They are as follows:

1. **ISSUE:** *Homestead exemption for all residential categories of STRs*, to prevent many of the current problems reported as a result of the absence of a responsible party on the premises whenever guests are present.

**REQUESTED ACTION:** Enforce the homestead exemption as a requirement for all STR categories.

2. **ISSUE:** *Density limits/neighborhoods/quality of life*, to address the situation of many blocks housing only one remaining "resident".

**REQUESTED ACTION:** Restrict issued licenses to one per block face, as required for B&B licenses.

3. **ISSUE:** *Further restrictions for the Commercial STR category*, to prevent entire apartment buildings applying for and receiving spot zoning changes, thereby becoming de facto hotels.

**REQUESTED ACTION:** Adopt the restrictions initially proposed in your primary study, in contrast with the absence of regulation now.

4. **ISSUE:** *Accurate and uniform tax collection*.

**REQUESTED ACTION:** Require STR's to register for a Revenue account, currently observed by B&B's, reporting and paying all appropriate taxes.

5. **ISSUE:** *Lack of transparency on the STR platforms*, preventing enforcement of current laws.

**REQUESTED ACTION:** Require accountability and transparency in order to do business in New Orleans.

6. **ISSUE:** *Proliferation of license applications in the last 2 months* (from 5,000 to almost 10,000 leading up to Jazz Fest 2018).

**REQUESTED ACTION:** Limit the number of STRs by area/district, etc.

7. **ISSUE:** *Elimination of the "bad actors"*, in other words, whole house rentals by absentee owners, resulting in frequent instances of noise complaints, overcrowded properties, garbage, etc.

**REQUESTED ACTION:** Require STR's to have an accountable resident present for each rental night, thereby fulfilling the "home sharing" experience that is promoted by the platforms.

8. **ISSUE:** *Reduction of the number of rental nights for the "Temporary" category, as the current 90 day-limit allows weekend rental throughout the entire year.*

**REQUESTED ACTION:** A Temporary license should be restricted to 14 days, which would cover the local Special Events, as intended.

To summarize, professional innkeepers are residents of their businesses. Each member invested in a neighborhood to be a neighbor, often requiring the approval of surrounding residents to initiate their enterprise. Currently, STR's may simply apply for a license and receive the permit virtually anywhere in the city, apart from the French Quarter. More than 80% of licenses issued are for whole-house rentals and almost 40% of these licenses are owned by an investor with several properties. These investors have no stake or interest in the quality of life of a neighborhood. They are merely motivated by the bottom line.

One of the major reasons people visit and settle in New Orleans is for the culture. Entire neighborhoods populated by STR's destroy the fabric of our City. We appeal to you to rein in this problem, govern wisely, and allow us to continue being proud ambassadors of New Orleans, in its 300<sup>th</sup> birthday and beyond.

Thank you for your time and consideration of our thoughts on this critical issue.

Very truly yours,

The Board of Directors  
Professional Innkeepers Association of New Orleans

Jill Abbyad - The Chimes B&B - Touro Bouligny  
Raynell Dunham - Garden District B&B - Garden District  
Cindy Keuffer - Monroe Row B&B - Treme  
Bonnie Rabe - Grand Victorian B&B - Garden District  
Betsy Rayner - Chez Palmiers B&B - Faubourg Marigny  
Kelly Rayner - Lookout Inn - Bywater

## Paul Cramer

---

**From:** Innkeeper, HH Whitney House <innkeeper@hhwhitneyhouse.com>  
**Sent:** Tuesday, June 12, 2018 5:22 PM  
**To:** PIANOlist@yahoogroups.com; Robert D. Rivers; CPCinfo; Brooke Perry  
**Cc:** Moreno Council Shared; Jason R. Williams; Joseph I. Giarrusso; Jay H. Banks; Kristin G. Palmer; CouncilDistrictD; Cyndi Nguyen; Mayor LaToya Cantrell  
**Subject:** RE: [PIANOlist] Airbnb Has a Breakdown of Their Tourism for Your State - see this OH example

WOW! Thanks for sharing Bonnie. Assuming that AirBnB pulled in for New Orleans properties at least as much as it did in Columbus, Ohio (probably a lot more), it's no wonder all of our businesses are hurting. If that 6.5 million went to the 100 or so legitimate bed & breakfast properties (these are not hotel people remember), we're talking about a minimum \$65,000 loss of potential income for each NOLA property. This is eye-opening. I wonder what the breakdown is for Louisiana.

Glen

Glen Miller, Innkeeper  
HH Whitney House - A Bed & Breakfast on the Historic Esplanade  
1923 Esplanade Avenue  
New Orleans, Louisiana 70116-1706  
1-504-948-9448 (Local/Direct)  
1-800-924-9448 (US Toll-free)  
[mailto: glen@hhwhitneyhouse.com](mailto:glen@hhwhitneyhouse.com)  
<http://www.hhwhitneyhouse.com>

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**From:** PIANOlist@yahoogroups.com [mailto:PIANOlist@yahoogroups.com]  
**Sent:** Monday, June 11, 2018 7:28 PM  
**To:** rdrivers@nola.gov; cpcinfo@nola.gov; btperry@nola.gov  
**Cc:** PIANO; morenocouncil@nola.gov; jasonwilliams@nola.gov; Joseph.Giarrusso@nola.gov; Jay.Banks@nola.gov; Kristin.Palmer@nola.gov; councildistrictd@nola.gov; Cyndi.Nguyen@nola.gov; mayor@nola.gov  
**Subject:** [PIANOlist] Airbnb Has a Breakdown of Their Tourism for Your State - see this OH example

## Airbnb Has a Breakdown of Their Tourism for Your State

Know that this is available.. This is from a story about Airbnb being basically banned in Canton, Ohio....

"The consequences under the zoning ordinances for opening an Airbnb in an area where they are not permitted, like RI (single family dwellings) is a fine of up to \$500 per day of violation and costs."

Although Airbnb declined to comment for this story *they have sent Cleveland 19 the top 25 performing Airbnb cities in Ohio*, and Canton does not make the list.



If you need a breakdown in your state - now you know they exist. See the story [here](#).  
<http://www.cleveland19.com/story/38353464/airbnb-basically-banned-in-canton-but-its-not-a-big-loss-for-the-home-rental-site>

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Posted by: Bonnie Rabe <[bonnie@gvbb.com](mailto:bonnie@gvbb.com)>

## Paul Cramer

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**From:** Susan Guillot <susan@frenchquartercitizens.org>  
**Sent:** Wednesday, June 13, 2018 5:33 PM  
**To:** bonnie  
**Cc:** Jason R. Williams; Robert D. Rivers; Kristin G. Palmer; PIANO; Joseph I. Giarrusso; Moreno Council Shared; Mayor LaToya Cantrell; Cyndi Nguyen; CPCinfo; CouncilDistrictD; Jay H. Banks; Brooke Perry  
**Subject:** Re: Fwd: Urgent Update: Boston Sets Precedent To Rein In Illegal Hotels, Passes Tough Law

This is great and the article says the state of Pennsylvania is cracking down too!

On Jun 13, 2018 4:17 PM, "Bonnie Rabe" <[bonnie@gvbb.com](mailto:bonnie@gvbb.com)> wrote:

Hot off the press out of Boston!

--

Bonnie Rabe, Innkeeper

[Grand Victorian Bed & Breakfast](#)

[info@gvbb.com](mailto:info@gvbb.com)

tel: [504-895-1104](tel:504-895-1104); toll free: [1-800-977-0008](tel:1-800-977-0008)

[2727 St. Charles Avenue](#)

[New Orleans, LA 70130](#)

*Come experience the New Orleans Garden District at the Grand Victorian!*

----- Forwarded message -----

**From:** Katherine Lugar <[klugar.ceo@ahla.com](mailto:klugar.ceo@ahla.com)>

**Date:** Wed, Jun 13, 2018 at 3:59 PM

**Subject:** Urgent Update: Boston Sets Precedent To Rein In Illegal Hotels, Passes Tough Law

**To:** [bonnie@gvbb.com](mailto:bonnie@gvbb.com)



A message from  
*Katherine Lugar, President & CEO*  
American Hotel & Lodging Association

June 2018

[View in Browser](#)

**Dear AHLA Member,**

Earlier today, together with the Massachusetts Lodging Association, we secured a significant victory in Boston with the passage of one of the strongest short-term rental ordinances in the

country. The Boston city council voted 11-2 in favor of Mayor Walsh's proposal that allows true home-sharing while eliminating investor listings and instituting a strong set of regulations to ensure data transparency and accountability from short-term rental platforms. This ordinance will dramatically improve consumer safety, address affordable housing concerns and maintain the character of neighborhoods for Boston residents. The bill now goes to Mayor Walsh's desk for signature with a 15-day deadline.

Working alongside state partner Massachusetts Lodging Association and a broad-based coalition that includes labor, affordable housing and neighborhood groups, today's action adds Boston to the growing list of cities and states that are taking steps to rein in illegal hotels. Read [AHLA's statement](#) on the passage of Boston's ordinance.

AHLA and local allies were able to highlight the struggles Boston residents faced as a result of growing commercial operator activity in the city, including lack of affordable housing, neighborhood disruptions and growing safety issues. The successful effort in Boston puts us in a strong position as we work to encourage the Massachusetts state legislature to finalize its own legislation later this summer.



This important victory comes as momentum to rein in illegal hotels builds around the country. From San Diego, where Mayor Kevin Faulconer is expected to unveil his proposal within days, to Los Angeles and New York City where action is planned for this summer, we will continue to work aggressively with local partners and allies to advance strong solutions to curb illegal hotels. And in Pennsylvania today, legislation that requires short-term rental record keeping, reporting, hosting platform registration, and implements respective penalties, passed the state House of Representatives on a 177-14 vote.

Thank you for your strong support on this important issue. We will keep you updated and look forward to your engagement with local officials as we advance legislation around the country and level the playing field with short-term rental companies.

All the best,

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1250 Eye Street N.W., Suite 1100, Washington , D.C. 20005

## Paul Cramer

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**From:** Charlies Neighborhood News <charliesneighborhoodnews@gmail.com>  
**Sent:** Wednesday, May 30, 2018 10:53 AM  
**To:** Keith Hardie  
**Cc:** Kristin G. Palmer; Jason Williams; Jared Brossett; Helena N. Moreno; Joseph I. Giarrusso; Cyndi Nguyen; Jay H. Banks; LaToya Cantrell; CPCinfo; T. Gordon McLeod; Andrew V. Tuozzolo; Domonique C. Dickerson; Keith D. Lampkin; Jarvis A. Lewis; Andrew J. Sullivan; Terrie C. Guerin; Robert D. Rivers; Paul Cramer  
**Subject:** Re: Jarvis DeBerry: Short Term Rentals Mean No More Trombone Shorties

Thanks!

On Wed, May 30, 2018, 9:25 AM Keith Hardie <[keithhardie@yahoo.com](mailto:keithhardie@yahoo.com)> wrote:

CPC: Please file this email and the linked article in the short term rental review proceedings.

"What is a neighborhood like Treme without neighbors?"

"If there will be no more Trombone Shorties on the streets of Treme, that might be because there are fewer and fewer shorties. Over and over again one hears the complaint that entire blocks of Treme have been completely or almost completely depopulated of families who call the neighborhood home. Those blocks have, for all intents and purposes, become hotel districts.

It has become more profitable, significantly more profitable, for property owners to rent to revelers and sightseers who will only be in town a day or two than to rent to individuals or families seeking a permanent address.

Not only does a glut of short-term rentals displace the people who know to say "Good morning" and "Good evening," but it also displaces those children who might grow up to [shut down the Acura Stage at the New Orleans Jazz and Heritage Festival](#)."

[Short-term rentals make New Orleans neighborhoods something else | Opinion](#)



**Short-term rentals make New Orleans neighborhoods something else | Opinion**

What is a neighborhood like Treme without neighbors?

**Keith Hardie, Jr.**  
**[keithhardie@yahoo.com](mailto:keithhardie@yahoo.com)**  
**757 St. Charles, Suite 304**  
**New Orleans, LA 70130**  
**(504) 522-6222**  
**(504) 522-6226 (fax)**

## Paul Cramer

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**From:** Robert Steeg <rsteeg@steeglaw.com>  
**Sent:** Tuesday, May 22, 2018 9:59 AM  
**To:** Sean Cummings  
**Cc:** Robert D. Rivers; Krista L. Lewis  
**Subject:** RE: Short Term Rentals | Legal Opinion ?

Sean,

I appreciate the input of your two emails, but the rules of the CPC require that all communications that I have with anyone on matters pending before the commission be part of the public record available to all Commissioners and the public, so that everyone can see what facts/arguments are being presented.

For that reason, I am passing your two emails on to Robert Rivers, the Executive Director of the Commission, for inclusion in the record and also for consideration of the argument you have presented.

I am sorry to be so formal about this, but it's important, especially on important issues like this, that the process be transparent and that I comply with all of our rules so there is no question about the process later.

Thanks.

Robert M. Steeg

### STEEGLAW

201 St. Charles Avenue | Suite 3201 | New Orleans, LA 70170

Tel: 504.582.1199 | Fax: 504.582.1240

[rsteeg@steeglaw.com](mailto:rsteeg@steeglaw.com) | Steeg Law Firm, LLC | [www.steeglaw.com](http://www.steeglaw.com)

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**From:** Sean Cummings [mailto:seanc@ekisticsinc.net]  
**Sent:** Monday, May 21, 2018 6:19 PM  
**To:** Robert Steeg <rsteeg@steeglaw.com>  
**Subject:** Re: Short Term Rentals | Legal Opinion ?

Hi Rob:

The below is not my best word-smithing, Let me try again.

Regarding the STR issue that seems to occupy so much of public discourse these days, do you know of a legal opinion that addresses whether STR's constitute a change of land use ie: commercial in on residentially zoning land ?

To me, this one is a very interesting legal angle that I have not seen in local debate.

The City currently appears to allow a split definition, but there seems to be robust precedent to suggest that leases of 30 days or longer term constitute residency, whereas a leases for lesser terms are denoted as transient, as commercial use.

Your thoughts ?

Thanks very much.

sean c.

sean cummings

**ekistics, inc.** | entrepreneurs row | 220 camp street | 5th floor | new orleans 70130  
o 504.593.9494 | c 504.236.0081

On May 21, 2018, at 6:11 PM, Sean Cummings <[seanc@ekisticsinc.net](mailto:seanc@ekisticsinc.net)> wrote:

Hey Rob:

I hope you are doing well.

Regarding the STR issue that seems to occupy so much of public discourse, are you aware of any legal opinion that addresses whether STR's are, in effect, a change of land use ie: If commercial use is not permitted on residentially zoning land, then it would be, by definition, prohibited.

The debate seems to be, although rarely stated this way, about whether STR is a commercial or residential use. The City seems to allow a split definition, but there seems to be significant precedent that leases 30 days or longer constitute residency, whereas those leases less than that constitute transient commercial use.

Please kindly let me know your thoughts generally and also if you know of a formal legal opinion on this matter.

Thanks very much.

sean c.

sean cummings

**ekistics, inc.** | entrepreneurs row | 220 camp street | 5th floor | new orleans 70130  
o 504.593.9494 | c 504.236.0081



NEW ORLEANS OPINIONS

# Short-term rentals make New Orleans neighborhoods something else | Opinion

Updated 8:11 AM;  
Posted 8:00 AM

10

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By **Jarvis DeBerry, columnist**, [jdeberry@nola.com](mailto:jdeberry@nola.com),  
NOLA.com | The Times-Picayune

Earlier this month, I took Jerome Smith a commemorative copy of the newspaper page naming him one of the 300 people who has helped make New Orleans New Orleans. And then we sat inside the Treme Community Center, and Smith, with no prodding from me, began talking about the forces that are undoing the city.

The conversation began with Smith describing what he'd like to see in the space formerly occupied by a monument to Robert E. Lee. Well, actually, it began with what he doesn't want to see there: the image of another person. Instead of building another statue to a person,



Smith said he'd like to see something that captures the spirit of people in the neighborhood greeting each other with "Good morning" or "Good evening."

I don't have the artistic vision or the artistic aptitude to convert Smith's idea into a tangible work of art. I can't picture how a monument that captures the spirit of New Orleanians greeting each other would look. But I do know this: that people only erect monuments to people and things they believe are lost. They only put up monuments to people and things they believe are in the past and worthy of being remembered.

So even though Smith didn't come out and say that he misses the way people in his neighborhood would reliably greet friends and strangers, I have no reason to believe he'd be thinking about a monument to that spirit of salutation if such a spirit remained a dominant characteristic of the neighborhood.

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Speaking to everybody - acknowledging another person's presence - is important across the South, but not even Mississippi prepared me for the importance New

Orleanians - the black ones at least - put on speaking. More times than I can count, I've witnessed New Orleanians arrive late to a meeting or event and interrupt the proceedings with a greeting. If you ask me, in those situations, a wave or a nod of the head would suffice, but I think it goes to show that there are some people in this city who consider speaking a mandate and not an option.

These are the same people who don't understand and can't figure out the new people in their neighborhoods who don't have the decency to speak when they pass.

But friendly neighborhood greetings aren't the only thing that's missing. Gesturing toward North Villere Street, Smith said, "On *these* streets, there'll be no Trombone Shorties."

Everybody knows that the biggest music stars from Treme grew up playing music, but the way Smith tells it, it's more accurate to say they grew up in a neighborhood where music was play. Little kids mimicked what they saw the bigger kids and the adults doing. One day before Hurricane Katrina, at the corner of Orleans and Claiborne, I saw exactly what Smith was describing. A group of children was pretending to be St. Aug's "Marching 100." One could tell which band they were mimicking by looking at the drum major, i.e., the child high-stepping with a broom stick pointed skyward. A white bedsheet was fastened around his neck and flapping behind him. On that sheet, the letters S and A had been scrawled one on top of the other. 

If there will be no more Trombone Shorties on the streets of Treme, that might be because there are fewer and fewer shorties. Over and over again one hears the complaint that entire blocks of Treme have been completely or almost completely depopulated of families who call the neighborhood home. Those blocks have, for all intents and purposes, become hotel districts.

It has become more profitable, significantly more profitable, for property owners to rent to revelers and sightseers who will only be in town a day or two than to rent to individuals or families seeking a permanent address.

Not only does a glut of short-term rentals displace the people who know to say "Good morning" and "Good evening," but it also displaces those children who might grow up to shut down the Acura Stage at the New Orleans Jazz and Heritage Festival.

On Thursday, May 24, the New Orleans City Council started  pumping the brakes on the runaway short-term-rental market in the city. A temporary ban introduced by Councilwoman Kristin Gisleson Palmer would affect 72

percent of the short-term rental licenses that have been issued. In Uptown, the Lower Garden District, Central City, Marigny, Treme, Bywater and parts of Mid-City and the 7th Ward, short-term rental licenses will only be issued for homes with homestead exemptions, that is homes that are generally owner occupied.

There will be no changes for people who are renting a room in their house or the other side of a double.

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The short-term rental debate pits the financial interests of individual homeowners against the communal interests of a neighborhood. Until now, the individuals have been winning. Many have been raking in money hand over fists in neighborhoods that are missing the music of trumpets and drums and the music of "How ya mama'n'em?"

*Jarvis DeBerry is deputy opinions editor for NOLA.COM | The Times-Picayune. He can be reached at [jdeberry@nola.com](mailto:jdeberry@nola.com) or at [twitter.com/jarvisdeberry](https://twitter.com/jarvisdeberry).*





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DEAR EXECUTIVE DIRECTOR,

The Central Carrollton Association (CCA) is a resident organization for the area bounded by Broadway, Willow, Carrollton and Claiborne. It has roughly about 1,700 households in the area. CCA appreciates the opportunity to provide feedback on current and future city development planning. This letter is in response to your Council Motion M-18-73, which requires the City Planning Commission (CPC) to conduct a public hearing on the existing Short Term Rental (STR) regulation in the Comprehensive Zoning Ordinance. Our address is currently based on the concerns of members within the CCA and primarily addresses issues such as definitions, licensure caps, homestead exemptions, compliance standards and enforcement, all of which are noted potential amendments of Council Motion M-18-73.

The current zoning permitted in our neighborhood for STR are Accessory and Temporary, as outlined in current regulations. The CCA would like to make the following adjustments to current regulation:

1. For Accessory Licenses we recommend adding a rule that only allows one STR license per Homestead Exemption.
2. For Temporary License, our neighbors strongly recommend that the council consider adding the following requirement, to the Temporary License requirements.
  - a. Proof of owner-occupancy will be established by verification of a Homestead Exemption in the name of the applicant.
  - b. In addition, we would like to see Temporary Licenses also limited to one license per Homestead Exemption.

Further, the CCA recommends that the city do the following to improve STR regulations.

1. Require permits for STR platforms just as it requires permits for other businesses to operate. The inclusion of the permit will allow the city the opportunity to require STR Platforms to
  - a. Require operators on the platform to provide proper license to operate and enforce the license requirements submitted by the operator.
  - b. Remove any existing operators that are operating illegally.
  - c. Share operator identity and address as well as STR address with the City.
  - d. STR platforms will face fines for non-compliance.
2. Work to require that all platforms provide data in a standardized format that the city can use for compliance and enforcement purposes. Data recommended for inclusion should be in line with the data being collected by the city for licenses applications and should also include license number. In this way the city will be able to easily cross check its information with the platform information. In addition, this effort should require minimal work on the city to develop the list of data, given that it already has and maintains this data for license purposes.
3. Make compliance to new rules apply to all renewals of all licenses and eliminate non-compliant (temporary STRs) at renewals.
4. Revenue received from operators should be used for enforcement.
5. The density of permitted STR's particularly in "Historic and Non-historic Residential Districts" need to be regulated to preserve the residential and quality of life characteristics

The CCA appreciate the time you took in reading our recommendations and looks forward to the continued discussion on STR regulations.

Thank you,

The Central Carrollton Association

2505 Dauphine Street  
New Orleans, LA 70117

City Planning Commission Office  
1300 Perdido St, 7th Floor  
New Orleans, LA 70112

May 6, 2018

Dear Commissioner Isaacson:

Thank you again for conducting your study into short-term rentals and providing an opportunity for stakeholders to provide input and share our perspectives at the meeting on April 24<sup>th</sup>.

I don't think there can be any question that the unchecked proliferation of short-term rentals is exacerbating the affordable housing crisis, destroying the quality of life in our neighborhoods, and sacrificing the New Orleans' long-term health by prioritizing the desires of tourists and opportunistic property owners over the interests of residents. As I remarked at the meeting, I believe this is a case where something that may have seemed good in theory has been disastrous in practice, primarily due to the short-sightedness surrounding its implementation and the lack of any regulation to ensure balance.

No question, it is exciting when a new service or business model offers an opportunity that was previously unavailable. Services like Airbnb tapped into an unmet need/desire by creating the opportunity for visitors to find a cheaper alternative to hotels and experience a city differently by "embedding" themselves in neighborhoods. But Airbnb's and VRBO's lobbying arm sold the city a false bill of goods by touting "neighborhood prosperity" and deliberately misrepresenting STRs as an opportunity for New Orleans residents to share their culture and supplement their income by renting out spare rooms and units in their home. While that is a reasonable use of short-term rentals (and one that the regulations I propose later in this letter would continue to allow), the reality is that a disproportionate number of STRs are owned by people who live out-of-state and landlords/management companies that are operating multiple properties as de facto hotels. As a result of New Orleans' laissez-faire legislation, neighborhoods like the Marigny have become completely saturated with STRs; residents are being forced out by escalating housing prices and noise; and the culture and character of our city are under threat.

I am not anti-tourist, anti-progress, or anti-change. But the first rule of any initiative is "do no harm." Short-term rentals have done real harm to this city, and particularly in my neighborhood. If you lived in the Marigny, you would see firsthand how much this neighborhood has changed in a short time with the proliferation of short-term rentals. In the past few years, I've seen home prices sky rocket well beyond the means of the average New Orleanian, inflated by out-of-town buyers (from cities with much higher average salaries than here in New Orleans) who are cashing in on the Airbnb trend and this city's lax regulations. I've seen real-estate taxes surge to the point where people who bought houses well within their means and have made the Marigny their home for years are now struggling to afford their monthly mortgage payments. (My own real-estate taxes increased more than 60% this year, and while I can "afford" my mortgage payments, that disproportionate increase still packed a punch.) I have seen countless friends and neighbors move out of the Marigny/Bywater because they can no longer afford to live here, and some who have moved out of New Orleans altogether because they could not get back and forth to their jobs from the areas of the city that they could still afford. I

have seen friends struggle to find places to rent because the inventory of long-term rental properties has shrunk so dramatically, including some friends who had their long-term leases terminated by landlords eager to capitalize on the more lucrative opportunities with short-term renters. (And many of the people being forced out are our cultural workers – the musicians, artists, dancers, and other creatives who give this city its distinctive character and are also one of the primary draws for tourists!) I have seen my residential block turn into Bourbon Street on weekends when the numerous STRs fill with bachelor-party revelers. I have seen this same block turn into a ghost town during the week when the properties sit vacant, making the neighborhood not only less vibrant, but also less safe. I have seen neighborhood restaurants close or reduce their hours because they no longer have enough patrons to justify dinner hours, as tourists choose to dine at one of the city’s “notable” restaurants, while houses once occupied by former “regulars” now sit empty most of the week. I have seen a surge in antisocial behavior as neighbors are replaced by transients who treat the area as if it were disposable. I have seen my once diverse, eclectic neighbors replaced by predominantly young, affluent, white people. And I have seen house after house painted white by property “flippers” who want to ensure a fast sale and gardens paved over to reduce maintenance for absentee owners -- stripping the neighborhood of its personality as well as its people.

This is NOT routine gentrification with its complex combination of advantages and disadvantages. It is more like an aggressive, fast-moving cancer that has metastasized throughout our neighborhoods. But the City Council has the opportunity to act before the invasion is fatal. I implore you to urge them to implement common-sense regulations that limit the number and nature of short-term rentals and create a healthier balance between residents and visitors.

The Council should:

- Restrict licenses to people who have homestead exemptions and are registered to vote in the city of New Orleans. Homestead exemptions will help ensure that operators of STRs will be onsite and accountable, reducing the noise and other disruptions to our quality of life. Homestead exemptions will also help restore some balance to the affordable housing issue by reducing the number of out-of-town buyers who are snatching up investment properties, allowing prices to settle at a more sustainable level. However, homestead exemptions alone are not enough, since plenty of people abuse them and make fraudulent claims. Requiring that people are registered to vote narrows the loopholes, while helping to ensure that New Orleans is granting licenses to people who are invested in the future of our city, not just seizing an opportunity profit from it.
- Impose density restrictions limiting the number of short-term rentals to no more than one per block so that neighborhoods like the Marigny are not saturated by de facto hotels.
- Limit the number of allowable occupants in short-term rentals to two adults. This restriction would still allow STR operators to rent to individuals, couples, and families (allowing the use of STRs that most advocates cited at the April 24 meeting), while eliminating the problem of party houses and rowdy bachelor/bachelorette groups. (Note: While the existing “caps” were based on the size of the unit and may have seemed reasonable in theory, those numbers are a significant increase over the occupancy when those same properties are occupied by long-term tenants. Renting to large groups not only increases the congestion in our neighborhoods, it causes most of the problems that people regularly cite – i.e., the noise and other disruptive behavior resulting from packs of people here to party.)
- Create a more effective system for enforcing the regulations, reporting violations, and responding to disruptions such as loud noise and rowdiness. (Most of us do not want to strain our already overwhelmed police department with noise complaints when they already have difficulty responding quickly to violent crimes.)

Finally, in enacting these regulations, the City Council must resist the temptation and the pressure to “grandfather” the properties that have already been granted licenses. The proliferation has already gone too far. For example, on my short block, three properties that were sold and purchased in the past two years have already become STRs. Now the gentlemen on one side of me are planning on listing their home shortly. If that property is purchased by someone who turns it into an STR, my block will officially have more STRs than resident-occupied homes. That is not an acceptable situation or a healthy balance.

I’ll close by underscoring the fact that, although New Orleans is a tourist town, it cannot be only a tourist town. A vibrant resident population is necessary to thrive long term. When musicians and artists can no longer afford to live here, will New Orleans remain a cultural hub and one of America’s great cities? When participants are outnumbered by spectators, will Mardi Gras retain its joyful exuberance or be reduced to a Disney-version of itself? And what if there is another crisis that keeps tourists away for an extend period – another Katrina, an infrastructure failure, a terrorist attack, a Zika-like virus? Residents, not tourists, are the ones who invest in the city’s future and pull together after crises to rebuild. Most importantly, it is neighbors who give this city so much of its character, its soul, and its reputation for being friendly. And there is a big difference between neighbors and visitors. Neighbors look out for each other. We keep an eye on each other’s houses, take in each other’s packages, and alert each other if something out of the ordinary happens. We feed and walk each other’s pets, help mow each other’s lawns, and bring each other meals when one of us gets sick. We maintain our blocks by cleaning up graffiti, litter, and catch basins, and we beautify them by planting gardens and street trees. We strengthen our communities by supporting local businesses, patronizing neighborhood restaurants, and spaying/neutering our feral cats. And we ensure the sustainability of our city by voting, paying taxes, serving on juries, and being longtime supporters of local musicians, artists, and cultural institutions such as NOMA, the Ogden Museum, Le Petit Theatre, Southern Rep, the Marigny Opera House, City Park, the Audubon Institute, and more.

The fact that you are on the City Planning Commission tells me you care deeply about New Orleans and its culture. But cultures are perishable, as any anthropologist can tell you, and cities die, as Jane Jacobs has taught us. As a steward of one of American’s greatest cities, I hope you do part to ensure New Orleans’ long-term health by demanding tighter regulations on short-term rentals.

Thank you for your time, your consideration, and your service.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Judith A. Navoy". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Judith A. Navoy

## Paul Cramer

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**From:** Calvin A. Lopes <TaxManLA@BellSouth.net>  
**Sent:** Monday, July 2, 2018 4:57 PM  
**To:** CPCinfo  
**Subject:** 2018 CPC Short-term Rental Study

2018 Short-term Rental Study  
July 2, 2018

I support recent actions taken by the City Council on May 24, 2018 to begin a new review of New Orleans' short-term rental status, impact on residents, and licensing effectiveness.

### SUPPORT

For well over a year the homeowners, renters and visitors have been affected by ordinances effective April 1, 2017. These ordinances did not function as intended and unscrupulous commercial operators have taken advantage of certain provisions.

Careful consideration during the revised Study should result in revisions to correct any deficiencies.

The Interim Zoning District will certainly allow more time to study licensing in more detail. The TEMPORARY class of STRs has been abused the most and has the greatest adverse impact on all licensing. Provisions to make these licenses effective were poorly implemented and has become a severe problem. "Temporary" rentals never were intended to be a full-time business operation; it was designed to allow rentals while the resident homeowner, with a homestead exemption, was out of town.

We must use care, proceed cautiously, and get this right.

Calvin Lopes  
east New Orleans

## Paul Cramer

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**From:** SHELLEY LANDRIEU <slandrieu@bellsouth.net>  
**Sent:** Monday, July 2, 2018 4:16 PM  
**To:** Brooke Perry  
**Subject:** Fw: CPC Meeting—Short-Term Rentals

Brooke:

----- Forwarded Message -----

**From:** Laura Moise <lfmoise@yahoo.com>  
**To:** rdrivers@nola.gov  
**Cc:** Shelley Landrieu <slandrieu@bellsouth.net>  
**Sent:** Monday, July 2, 2018 2:21 PM  
**Subject:** CPC Meeting—Short-Term Rentals

Mr. Rivers:

My name is Laura Moise, and my family has lived at 3219 Coliseum Street since 2007.

Short-term rentals are robbing our historic neighborhoods of the qualities that make us want to live in them, and it is damaging our way of life. Our current system does not work, and I appreciate your revisiting the topic of STRs. Specifically, I would like to make two points.

First, my main objection to the STRs is **whole house rentals**. Without a homestead exemption requirement, greater numbers of properties are becoming financial engines for absentee owners and commercial investors who do not...

- pay the proper taxes,
- follow the safety rules required of B&Bs or hotels,
- contribute to the fabric of the neighborhood, or
- vote for our local officials

Second, I ask for the **Garden District's exemption from short-term rentals**. Like the French Quarter, our neighborhood endures extreme pressure from visitors.

According to estimates from the New Orleans Tourism Marketing Corp., more than half of the city's tourists visit the Garden District. And while we are happy to share our neighborhood with the world, we need support to protect it. If New Orleans, national travel websites, and travel blogs continue to make money using our neighborhood in its marketing efforts to attract tourism dollars, the least it can do is help us protect the integrity of this historic asset.

My family members are joyful ambassadors for our city and neighborhood. We want visitors to experience the unique environment we feel lucky to live in and our hospitality

goes above and beyond, but our primary priority is to our neighbors. We want to preserve as much socio-economic diversity as possible by not pricing neighbors out of the market with inflated real estate values driven by STRs. Keeping neighbors in neighborhoods is vital to maintaining this delicate balance.

More than 20 years ago, you gave the Garden District the same consideration as the French Quarter in prohibiting new B&Bs because of tourism pressure. Please follow the same thinking with STRs.

Respectfully,

Laura Moise

**Laura Moise | The Drawing Board**

3219 Coliseum Street  
New Orleans, LA 70115  
504-813-3012 (phone)  
815-346-2408 (fax)  
[lfmoise@yahoo.com](mailto:lfmoise@yahoo.com)

## Paul Cramer

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**From:** SHELLEY LANDRIEU <slandrieu@bellsouth.net>  
**Sent:** Monday, July 2, 2018 4:16 PM  
**To:** Brooke Perry  
**Subject:** Fw: Short-term rentals  
**Attachments:** Isabel Sanders .docx; Jacob G. CPC comments July 10.docx; Jenny STR Position .pdf; Liz Creel STR letter .docx

Brook: To be on the safe side and meet the 5pm deadline, I am forwarding several letters that I have received from Garden District neighbors re STRS. I had sent out an email blast with Bob Rivers email instead of yours. So I will forward the ones that cc'd me to you so they can get into the record

See below for the first one and some attached as well.

Thanks Hope all is well.

Shelley

----- Forwarded Message -----

**From:** "terryv847@aol.com" <terryv847@aol.com>  
**To:** rdrivers@nola.gov  
**Cc:** janethoward@gmail.com; nbeckman@bellsouth.net; dwfallis504@gmail.com; lynn@lyonfirm.com; 3m.riley@gmail.com; slandrieu@bellsouth.net  
**Sent:** Monday, July 2, 2018 3:51 PM  
**Subject:** Short-term rentals

July 2, 2018

Dear Mr. Rivers:

My name is Terry Voorhies and my husband Rand and I currently reside at 1139 Third St, in the Garden District, where we have had the privilege of living for the past 35 years. The Garden District is a wonderful place to live. It is filled with wonderful families, lovely architecture (true civic art), restaurants, grocery stores, small locally owned shops and schools~all within walking distance, really ideal. No wonder we attract over 5 million tourists each year. This is an historic neighborhood, and one that is lived in by New Orleans families and not just a display. Our jewel of a neighborhood, like many other New Orleans neighborhoods, stands to be irreversibly damaged by short-term rentals.

Here are just a few of the reasons why short-term rentals are bad for the Garden District and other historic districts:

1. *Negative impact on neighbors whose primary residence is in a neighborhood with short term rentals.*

The folks renting short term are for the most part on vacation; they are not going to work the next morning. All understandable, but the noise, lack of following “neighborhood rules” like placing garbage out appropriately, (just to mention a few) makes it a real nightmare for the people who live there permanently and are contributing to our community. The short-term rentals are largely commercial investments by people who do NOT live in the neighborhood.

*2. Negative impact on real estate values of permanent residents.*

A flood of short-term rentals in a neighborhood such as the Garden District will ultimately devalue the property and in turn destroy the neighborhoods that are currently attracting tourists to New Orleans (one of our economic strengths). Who would knowingly purchase a home in a neighborhood where property prices decline? Thus, these neighborhoods will cease to be, because people will look elsewhere for their homes. We personally feel all historic neighborhoods in NOLA should be exempt from short-term rentals.

What we would like to see done:

1. Like the French Quarter we would like to see the Garden District receive full exemption which will prohibit short-term rentals.
2. We also feel strongly that for areas with approved short-term rentals, the City needs to ensure that certain safety standards are met, and that there is a mechanism for collecting taxes and fees, like for Uber, Lyft and AirBnB.
3. Short term booking platforms must be transparent and the booking platforms must be shared with the City
4. Information on all short-term rentals needs to be transparent and available to the City as well as to neighbors.

Thank you in advance for your time and your consideration.

Best wishes,

Rand and Terry Voorhies

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, July 3, 2018 8:21 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: IMPORTANT - Short Term Rental - Rule Recommendations  
**Attachments:** June 20.pdf

**From:** Jennye Helzer [mailto:jennyehelzer@gmail.com]  
**Sent:** Monday, July 2, 2018 6:27 PM  
**To:** Jennye Helzer <jennye@reddoorw.com>  
**Subject:** IMPORTANT - Short Term Rental - Rule Recommendations

July 2, 2018

Re: Short Term Rental Moratorium

Dear Councilmember –

I am writing as a follow-up to my previous letters dated May 23 and June 20, 2018. Since my last letter, I attended your City Council meeting where it was determined that you pushed the agenda item found on the Council's website just the evening before the meeting.

I know this is a very difficult decision and affects many different aspects of the market and community in New Orleans. Since the announcement to change the structure of short-term rentals, I have seen a change in the real estate market and now see many homes for sale that were once a short-term rental. Continuing down the path of strict regulation will continue to have devastating effects in the New Orleans housing market and should be taken into consideration when making broad sweep changes.

Given the complexity with creating regulation, I thought I would help and join you in coming up with recommendations on how to better the system that would ensure that owners who are proceeding with short-term rentals have the New Orleans Community in mind and are making it a better place for all. Here's a short list of ideas that will ensure more regulation while creating an even field for those that have investment properties.

- Community Complaint Hotline – a place for complaints to be filed for homes breaking the rules or creating neighborhood nuisances.
- Multi-Family Property – Limit to one short-term rental and others are required for long-term rental use only.
- Require that owners stay in the house for 30 days a year. This will allow second home owners to still participate in the short-term rental market while ensuring that the property is upkept in a manner in which the owner is willing to stay there as well.
- Strict rule on no parties to avoid disturbing neighbors.
- Limit number of short-term permits issued per neighborhood.

- Limit guests to 2 people per bedroom plus 2 occupants. I see many listings with 2 bedrooms listed and allowing 10+ guests.
- Limit rental application approvals to one per person.
- Owner must show that they are making improvements to property and neighborhood.
- Implement an Affordable Housing Tax for short-term rentals to help with education and keeping long-term rents down for low-income families.

I wanted to take the time to show you that I do care about the community and want to help create rules that will help achieve your goals and bring order to the chaos of short-term rentals in the city.

Jennye & Peter Helzer  
503-962-9667  
[jennyehelzer@gmail.com](mailto:jennyehelzer@gmail.com)

816 N Roman Street  
New Orleans, LA 70116

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Monday, July 2, 2018 8:27 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Problem with STR in Marigny- 529 Mandeville Street

**From:** Mallory Page [mailto:mallory.page@gmail.com]  
**Sent:** Sunday, July 1, 2018 6:55 PM  
**To:** CPCinfo <CPCinfo@nola.gov>  
**Subject:** Problem with STR in Marigny- 529 Mandeville Street

Hello,

I am writing to submit a letter of complaint against this specific property which exists at two rentals in our neighborhood in the marigny.

<https://www.airbnb.com/rooms/24267750?location=Faubourg%20Marigny%2C%20New%20Orleans%2C%20LA%2C%20United%20States&adults=8&children=0&infants=0&guests=8&s=RoTtTHAR>

<https://www.airbnb.com/rooms/22283184?location=Faubourg%20Marigny%2C%20New%20Orleans%2C%20LA%2C%20United%20States&adults=8&children=0&infants=0&guests=8>

This is the former compound of Paul Prudhomme, 529 Mandeville Street and five homes within it's "compound" which was sold after his death. I heard it sold to an investment company that does not live or operate in New Orleans as far as I know. This year, this out of town company turned the massive property into rentals. These are mega rentals sleeping several and when the two properties are combined it is disastrous. It has since become a constant frat / bachelor party on weekends. Sometimes with dueling bachelorettes and bachelor parties, constantly loud pool parties, late evening drunks, etc. It is devastating to our otherwise very quiet and safe block in the Faubourg Marigny.

Thank you for revisiting the laws on these rentals and allowing our community to give input. My husband and I are both figures in the local arts and culture community. We LOVE this city and have thrived in our lovely neighborhood for several years now. It has been devastating to be at home with these sorts of problems. I hope you will consider our arguments against this rental with the utmost manner of sincerity.

Fondly,  
Mallory Page Rodrigue

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 10:31 AM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** FW: Short Term Rental

**From:** Isabel Sanders [mailto:isabelwsanders@gmail.com]  
**Sent:** Sunday, July 1, 2018 10:06 AM  
**To:** Robert D. Rivers <rdrivers@nola.gov>  
**Subject:** Short Term Rental

Dear Mr. Rivers and CPC members:

My husband and I reside in the Garden District at 1217 Washington Avenue.

Our street has a high volume of tourists every day, arriving and leaving by streetcar, Uber, taxis, bike taxis and mule drawn carriages, often creating traffic jams in the 1400 block of Washington in front of the historic Lafayette Cemetery. Generally speaking, it's great to share our neighborhood and our city with the majority of tourists who visit.

But because we already "host" an estimated 5 million visitors a year in the Garden District, we believe it would create an extra burden on the Garden District to allow unlimited short term rentals in this historic neighborhood, not to mention the long term impact on a neighborhood whose residents for well over a century have committed time and energy and resources to preserving the cultural integrity of the Garden District as a PLACE TO LIVE.

Therefore, I am in favor of disallowing ANY short term rental business in this neighborhood of predominantly single family homes.

Please note that I use the word "BUSINESS" in referring to short term rentals, particularly whole house rentals, because that is what most of the short term rentals in the Garden District are comprised of – whole house rentals operated solely to generate income for owners who live elsewhere.

For the Garden District – and all historic districts such as the French Quarter and Treme - I support PROTECTION of these neighborhoods with a complete ban of short term rentals.

If short terms rentals are allowed in non- historic districts, I support:

MANDATED TRANSPARENCY from all the online short term rental sites – to allow the city to enforce and tax as required by law

Laws that require all short term rentals to be SAFETY and ADA COMPLIANT

HOMESTEAD EXEMPTION on all short term rentals, to ensure that these are operated with the priority of supplemental income for homeowners and incentive to keep residential neighborhoods RESIDENTIAL.

We are counting on you to preserve the residential character of our historic Garden District , and to consider as a priority the protection of its long term integrity as a PLACE TO LIVE.

Respectfully,

Isabel Sanders

## Paul Cramer

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**From:** CPCinfo  
**Sent:** Tuesday, July 3, 2018 8:19 AM  
**To:** Paul Cramer; Brooke Perry  
**Subject:** FW: Short term rental

-----Original Message-----

From: Elizabeth Stout [mailto:betsy4houses@gmail.com]  
Sent: Monday, July 2, 2018 4:26 PM  
To: CPCinfo <CPCinfo@nola.gov>  
Subject: Short term rental

Dear CPC,

I am a realtor and a resident in the uptown area near Audubon Park. My neighborhood has been transformed by short term rentals so that we no longer know who our neighbors are. I was awoken yesterday by chickens in the yard that backs up to ours, brought by the latest short term tenants, who are staying for a month this summer. Chickens are not nearly as bad as party tenants, so I was ok with them. Renting a room in a house while the owner is there is ok , but please stop the whole house rentals!

Thank you,  
Betsy Stout  
619 Nashville Ave.  
504-858-7825

Sent from my iPhone

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 11:30 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** Fwd: Comments on Short Term Rentals

Sent from my iPhone

Begin forwarded message:

**From:** Jennifer Dunlap <[jennifer.dunlap@gmail.com](mailto:jennifer.dunlap@gmail.com)>  
**Date:** July 2, 2018 at 4:54:44 PM CDT  
**To:** <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Cc:** Landrieu Shelly <[slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)>  
**Subject:** **Comments on Short Term Rentals**

Dear Mr. Rivers, My name is Jenny Charpentier, I am a 17 year resident/home owner in the Garden District, and president of the Garden District Association. I am writing today on behalf of the GDA and also as a resident of the Garden District. I am thankful that the CPC will consider the STR issue in the upcoming months. In this letter, I am sending my comments for the CPC hearing in advance of next week's meeting.

The GDA represents hundreds of residents in a historic residential neighborhood. Our top priorities being protection/preservation of our historic fabric, character, and architectural aesthetics. These characteristics are some of the the reasons we are visited by tourists more than any district in the city outside of the FQ.

The GDA's position on STR's has not changed from our position 2 years ago when the CPC originally considered this matter. At that time, we opposed STRs and opposed the removal of the prohibition on accessory and principal B & B uses in our neighborhood. The GDA still opposes STR's and again asks for exemption based on the impact that being a premier tourist destination means to our neighborhood. We are marketed by the city as a premier place to visit when traveling to NO. It is estimated that ½ of the 10.5 million visitors to the city visit the GD during their stay. Commercial tours bring thousands of daily visitors, by foot, bicycle, and van. While the neighborhood is happy to be a point of interest for visitors, it can only withstand so much pressure without negative consequences. The GDA also oppose STRs because they will alter the current land use in the GD from primarily residential to commercial use, potentially changing 65% of the neighborhood to commercial use, creating population displacement, and changing the neighborhood character and historic aesthetics - conflicting with the stated goals and policies of the Master Plan (by not preserving/promoting neighborhood character).

It has become increasingly clear in the past 2 years that neighborhoods are affected differently by the STR laws. Therefore, it makes sense that at this point in time, STRs laws be re-evaluated both on their city wide impact, but also on a neighborhood to neighborhood basis. What is good for one neighborhood may not be good for another. The GDA believes that core historic districts that are destination neighborhoods like the Garden District should be protected through Exemption from STRs. But we also feel that the city as a whole needs protection through enforcement of the laws associated with STRs. The Homestead exemption should be a requirement of all Temporary STR's. Data Sharing requirements should be put into place as a way to share data across platforms and help with enforcement and tax/fee collection. We also support requirements that STRs be safety and ADA compliant. These are recommendations proposed by the STR coalition and supported by the GDA.

So, in closing: The GDA asks for exemption from STRs, based on impact of tourism and negative outcomes associated with changes in land use.

We also ask for better protection from the city and support/align with the STR coalition's stance and recommendations. Thank you for your consideration in this matter. Jennifer Charpentier  
2626 St. Charles Avenue New Orleans, LA 70130

## Paul Cramer

---

**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 11:30 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** Fwd: CPC Meeting—Short-Term Rentals

Sent from my iPhone

Begin forwarded message:

**From:** Laura Moise <[lfmoise@yahoo.com](mailto:lfmoise@yahoo.com)>  
**Date:** July 2, 2018 at 2:21:06 PM CDT  
**To:** <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Cc:** Shelley Landrieu <[slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)>  
**Subject:** CPC Meeting—Short-Term Rentals

Mr. Rivers:

My name is Laura Moise, and my family has lived at 3219 Coliseum Street since 2007.

Short-term rentals are robbing our historic neighborhoods of the qualities that make us want to live in them, and it is damaging our way of life. Our current system does not work, and I appreciate your revisiting the topic of STRs. Specifically, I would like to make two points.

First, my main objection to the STRs is **whole house rentals**. Without a homestead exemption requirement, greater numbers of properties are becoming financial engines for absentee owners and commercial investors who do not...

- pay the proper taxes,
- follow the safety rules required of B&Bs or hotels,
- contribute to the fabric of the neighborhood, or
- vote for our local officials

Second, I ask for the **Garden District's exemption from short-term rentals**. Like the French Quarter, our neighborhood endures extreme pressure from visitors.

According to estimates from the New Orleans Tourism Marketing Corp., more than half of the city's tourists visit the Garden District. And while we are happy to share our neighborhood with the world, we need support to protect it. If New Orleans, national travel websites, and travel blogs continue to make money using our neighborhood in its marketing efforts to attract tourism dollars, the least it can do is help us protect the integrity of this historic asset.

My family members are joyful ambassadors for our city and neighborhood. We want visitors to experience the unique environment we feel lucky to live in and our hospitality

goes above and beyond, but our primary priority is to our neighbors. We want to preserve as much socio-economic diversity as possible by not pricing neighbors out of the market with inflated real estate values driven by STRs. Keeping neighbors in neighborhoods is vital to maintaining this delicate balance.

More than 20 years ago, you gave the Garden District the same consideration as the French Quarter in prohibiting new B&Bs because of tourism pressure. Please follow the same thinking with STRs.

Respectfully,

Laura Moise

**Laura Moise | The Drawing Board**

3219 Coliseum Street  
New Orleans, LA 70115  
504-813-3012 (phone)  
815-346-2408 (fax)  
[lfmoise@yahoo.com](mailto:lfmoise@yahoo.com)

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 11:30 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** Fwd: Short-term rentals

Sent from my iPhone

Begin forwarded message:

**From:** <[terryv847@aol.com](mailto:terryv847@aol.com)>  
**Date:** July 2, 2018 at 3:51:26 PM CDT  
**To:** <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Cc:** <[janetrhoward@gmail.com](mailto:janetrhoward@gmail.com)>, <[nbeckman@bellsouth.net](mailto:nbeckman@bellsouth.net)>, <[dwwallis504@gmail.com](mailto:dwwallis504@gmail.com)>, <[lynn@lyonfirm.com](mailto:lynn@lyonfirm.com)>, <[3m.riley@gmail.com](mailto:3m.riley@gmail.com)>, <[slandrieu@bellsouth.net](mailto:slandrieu@bellsouth.net)>  
**Subject:** Short-term rentals

July 2, 2018

Dear Mr. Rivers:

My name is Terry Voorhies and my husband Rand and I currently reside at 1139 Third St, in the Garden District, where we have had the privilege of living for the past 35 years. The Garden District is a wonderful place to live. It is filled with wonderful families, lovely architecture (true civic art), restaurants, grocery stores, small locally owned shops and schools~all within walking distance, really ideal. No wonder we attract over 5 million tourists each year. This is an historic neighborhood, and one that is lived in by New Orleans families and not just a display. Our jewel of a neighborhood, like many other New Orleans neighborhoods, stands to be irreversibly damaged by short-term rentals.

Here are just a few of the reasons why short-term rentals are bad for the Garden District and other historic districts:

1. *Negative impact on neighbors whose primary residence is in a neighborhood with short term rentals.*

The folks renting short term are for the most part on vacation; they are not going to work the next morning. All understandable, but the noise, lack of following "neighborhood rules" like placing garbage out

appropriately, (just to mention a few) makes it a real nightmare for the people who live there permanently and are contributing to our community. The short-term rentals are largely commercial investments by people who do NOT live in the neighborhood.

2. *Negative impact on real estate values of permanent residents.*  
A flood of short-term rentals in a neighborhood such as the Garden District will ultimately devalue the property and in turn destroy the neighborhoods that are currently attracting tourists to New Orleans (one of our economic strengths). Who would knowingly purchase a home in a neighborhood where property prices decline? Thus, these neighborhoods will cease to be, because people will look elsewhere for their homes. We personally feel all historic neighborhoods in NOLA should be exempt from short-term rentals.

What we would like to see done:

1. Like the French Quarter we would like to see the Garden District receive full an exemption which will prohibit short-term rentals.
2. We also feel strongly that for areas with approved short-term rentals, the City needs to ensure that certain safety standards are met, and that there is a mechanism for collecting taxes and fees, like for Uber, Lyft and AirBnB.
3. Short term booking platforms must be transparent and the booking platforms must be shared with the City
4. Information on all short-term rentals needs to be transparent and available to the City as well as to neighbors.

Thank you in advance for your time and your consideration.

Best wishes,

Rand and Terry Voorhies

## Paul Cramer

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**From:** Robert D. Rivers  
**Sent:** Monday, July 2, 2018 11:34 PM  
**To:** Brooke Perry; Paul Cramer  
**Subject:** Fwd: STR opposition Garden District

Sent from my iPhone

Begin forwarded message:

**From:** Liz Creel <[lizcreel@cox.net](mailto:lizcreel@cox.net)>  
**Date:** June 29, 2018 at 5:30:12 PM CDT  
**To:** <[rdrivers@nola.gov](mailto:rdrivers@nola.gov)>  
**Subject:** STR opposition Garden District

Dear Mr. Rivers,

I am writing to you and the City Planning Commission to share my views regarding short term rentals in the Garden District. Our neighborhood, like so many historic gems in our city, is under great pressure from the increasing tourist population and the commercial encroachment of Magazine Street. I believe that living in a neighborhood such as this is tricky because we must find a balance between welcoming visitors and protecting the fabric of this historic neighborhood. I give out directions and dining suggestions on a daily basis, and am happy to do so because it is part and parcel of living in such a diverse and attractive area. However, in the last year or so, the number of visitors seems to have greatly increased and at times it is hard to tell who my neighbors are. Normally affable people are frustrated and angry because parking issues which used to impact only Camp Street have now crept all the way to Coliseum, and beyond. I feel that we have surpassed our ability to be welcoming and are in danger of becoming hostile towards visitors because there simply are too many of them. Visitors tell me all the time about their wonderful Airbnb's in our neighborhood and based upon the map, it appears many are not legitimate. Truly I don't have an issue with owner occupied, homestead exempted STRs anywhere in the city as long as the majority of a particular neighborhood's residents desire them. I can see how this extra income can take the burden off folks and even give lonely folks an opportunity to welcome visitors to our city. But the corporations and out of town owners who are buying up property are doing a grave disservice to the very fabric of our city. And their proliferation will only serve to transform the historic neighborhoods ( and ours in particular) into something resembling Anytown, USA. I applaud you for taking another look at this complicated issue and am grateful that city government has hit the pause button on further proliferation before it becomes too late and our unique culture is lost.

Thank you for taking the time to read my lengthy email.

Liz Creel  
3102 Prytania St  
NOLA 70115

July 2, 2018

Re: Short Term Rental Moratorium

Dear Councilmember –

I am writing as a follow-up to my previous letters dated May 23 and June 20, 2018. Since my last letter, I attended your City Council meeting where it was determined that you pushed the agenda item found on the Council's website just the evening before the meeting.

I know this is a very difficult decision and affects many different aspects of the market and community in New Orleans. Since the announcement to change the structure of short term rentals, I have seen a change in the real estate market and now see many homes for sale that were once a short-term rental. Continuing down the path of strict regulation will continue to have devastating effects in the New Orleans housing market and should be taken into consideration when making broad sweep changes.

Given the complexity with creating regulation, I thought I would help and join you in coming up with recommendations on how to better the system that would ensure that owners who are proceeding with short term rentals have the New Orleans Community in mind and are making it a better place for all. Here's a short list of ideas that will ensure more regulation while creating an even field for those that have investment properties.

- Community Complaint Hotline – a place for complaints to be filed for homes breaking the rules or creating neighborhood nuisances.
- Multi-Family Property – Limit to one short term rental and others are required for long-term rental use only.
- Require that owners stay in the house for 30 days a year. This will allow second home owners to still participate in the short-term rental market while ensuring that the property is upkept in a manner in which the owner is willing to stay there as well.
- Strict rule on no parties to avoid disturbing neighbors.
- Limit number of short term permits issued per neighborhood.
- Limit guests to 2 people per bedroom plus 2 occupants. I see many listings with 2 bedrooms listed and allowing 10+ guests.
- Limit rental application approvals to one per person.
- Owner must show that they are making improvements to property and neighborhood.
- Implement an Affordable Housing Tax for short term rentals to help with education and keeping long term rents down for low income families.

I wanted to take the time to show you that I do care about the community and want to help create rules that will help achieve your goals and bring order to the chaos of short term rentals in the city.

Jenny & Peter Helzer  
503-962-9667  
jennyhelzer@gmail.com



816 N Roman Street  
New Orleans, LA 70116

June 20, 2018

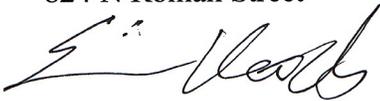
Re: Short Term Rental of 816 N Roman Street

Dear Sir or Madam,

We, the undersigned, are life-long New Orleanians and are neighbors of Pete and Jennye Helzer at 816 N Roman St. Since the Helzers bought that house, they have demonstrated a deep commitment to the character, safety, and history of our neighborhood. They visit and communicate with us regularly, and always put the best interest of the neighborhood first. We are aware that they rent their house from time to time to help pay for it until they are able to move here full-time. We wholeheartedly endorse the renewal of their short-term rental license. Thank you for your time and attention.

Sincerely,

James & Ervin Veals  
824 N Roman Street

A handwritten signature in cursive script, appearing to read "James & Ervin Veals".

Will & Pat Smith  
827 N Roman Street

A handwritten signature in cursive script, appearing to read "William N. Smith".

June 20, 2018

Re: Short Term Rental Moratorium

Dear Councilmember –

I am writing as a follow-up to my previous letter dated May 23, 2018 (attached for reference). Since my last letter to you, I have been in regular communication with my neighbors and have shared your concerns regarding the rental and they were devastated to hear that it will affect our street.

They have confided in me that they don't feel safe in their neighborhood and that I have been a big influence on them and keeping the condition of the neighborhood in the upward movement. Since their cry for help and feeling unsafe, I have now contracted Project NOLA cameras on my home and coordinated with the police at the NONPACC meeting that they were being installed. Our goal is to have our neighborhood safe and with the recent crimes, they just don't feel that way anymore.

I want to be a part of the community and share the same concerns as you do about the local renters and economy being strong for years to come. With renting my home within the rules, it allows me to visit regularly and spend time in my community.

I invite you to ask questions of me today, as I will be in the meeting and want you to see me as a proactive part of the New Orleans community.



Jennye & Peter Helzer  
503-962-9667  
jennyehelzer@gmail.com

816 N Roman Street  
New Orleans, LA 70116

May 23, 2018

Re: Short Term Rental Moratorium

Dear Councilmember –

I am writing you to let you know of concern I have regarding legislation you are voting on tomorrow evening about a moratorium for short-term rentals. I am against a broad sweep moratorium for many reasons.

One is the devastating effects on the economy due to tourism. There are not enough hotels to support the growing tourism of New Orleans which is the main economy producer and many locals rely on tourism for their income and job.

Two is the devastating effects on the housing economy. Shutting down the short-term rental market will flood the housing market with new listings creating a crisis and affecting many locals on their home values and long-term stability of New Orleans housing.

I have a second home in Tremé and bring my family down to celebrate holidays like Christmas and off-season times to support the local economy. My goal is to retire in New Orleans and make it my full-time residence and is only used as a part-time residence because my husband is in the Army serving our country.

I have a high respect for my neighbors and have done improvements like hiring a local arborist to remove the tree off my neighbor's roof days after buying my home. My neighbors love me and when we come down we take an active part in our community with cleaning up trash and trying to help stop the crime.

I was recently contacted by the First District police department about wanting video off my camera in regards to a crime in the neighborhood and am now paying money out of my own pocket to install Project NOLA cameras to help the local police department.

I actively seek local contractors to make improvements and clean up vacant lots in the neighborhood and do things to help Tremé feel like a safer place to live. I understand that I have the right to rent out my home to a more full-time tenant, however, that does not enable me to use the home as my intended purpose as my second home and my neighbors would be devastated if I did. Most of the full-time rentals in my neighborhood are run by slum lords who don't upkeep property, allow squatters, and drug dealers to rent from them. I am actively working with my neighbors and my community to make NOLA safer.

I understand that there needs to be regulation and that there is an influx of demand and needs to be a better solution. However, I don't think your approach is the right one and New Orleans people will feel it in the economy as a whole.

I do my part to employ local people and provide jobs, I also bring money from other states and support all local tourism, contractors, and small businesses. My husband and I began our journey to New Orleans after he was deployed as a first responder immediately after Katrina. His heart is there, as mine. We both want what's best for the city and all the local people, I just think it's important to hear all sides and know that there are many of us that are working to make New Orleans safer, cleaner, and boost the economy. I follow the rules, I only rent a little bit of the time to help cover the costs of improvements to the house and helping my neighbors. Shutting me down will affect the well-being of my neighborhood in Tremé where sometimes we are forgotten about.

A handwritten signature in black ink that reads "Jennye & Peter Helzer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jennye & Peter Helzer  
503-962-9667  
jennyehelzer@gmail.com

816 N Roman Street  
New Orleans, LA 70116

Dear Mr. Rivers and CPC members:

My husband and I reside in the Garden District at 1217 Washington Avenue.

Our street has a high volume of tourists every day, arriving and leaving by streetcar, Uber, taxis, bike taxis and mule drawn carriages, often creating traffic jams in the 1400 block of Washington in front of the historic Lafayette Cemetery. Generally speaking, it's great to share our neighborhood and our city with the majority of tourists who visit.

But because we already "host" an estimated 5 million visitors a year in the Garden District, we believe it would create an extra burden on the Garden District to allow unlimited short term rentals in this historic neighborhood, not to mention the long term impact on a neighborhood whose residents for well over a century have committed time and energy and resources to preserving the cultural integrity of the Garden District as a PLACE TO LIVE.

Therefore, I am in favor of disallowing ANY short term rental business in this neighborhood of predominantly single family homes.

Please note that I use the word "BUSINESS" in referring to short term rentals, particularly whole house rentals, because that is what most of the short term rentals in the Garden District are comprised of – whole house rentals operated solely to generate income for owners who live elsewhere.

For the Garden District – and all historic districts such as the French Quarter and Treme - I support PROTECTION of these neighborhoods with a complete ban of short term rentals.

If short terms rentals are allowed in non- historic districts, I support:

MANDATED TRANSPARENCY from all the online short term rental sites – to allow the city to enforce and tax as required by law

Laws that require all short term rentals to be SAFETY and ADA COMPLIANT

HOMESTEAD EXEMPTION on all short term rentals, to ensure that these are operated with the priority of supplemental income for homeowners and incentive to keep residential neighborhoods RESIDENTIAL.

We are counting on you to preserve the residential character of our historic Garden District , and to consider as a priority the protection of its long term integrity as a PLACE TO LIVE.

Respectfully,

Isabel Sanders

Dear Mr. Rivers,

I am sending some comments for consideration by the City Planning Commission in advance of the hearing on July 10, and ask that you share these comments with the commissioners.

In the spirit of full disclosure, I sit on the Board of Directors of the Garden District Association (“GDA”). These comments are my own, however, and should not be considered a formal position statement by the GDA.

The Garden District is a unique area of our city. We are the second highest destination location within New Orleans (behind the French Quarter), and it is estimated that 5 million visitors tour our neighborhood annually. In the midst of all of this tourist activity the Garden District has always been and remains a predominately residential area. Those of us who live in this wonderful area are asking for certain protections to try to maintain the area’s residential character. STRs have put a tremendous strain on the livability of the area and threaten the historically residential character of the area. It is in everyone’s best interest to try to maintain the area’s residential character. For the residents, we need our area to remain livable on a daily basis. For the tourism sector, it is the residential character of the area that attracts millions of tourists each year.

Like other areas of the city’s historic core, the proliferation of STRs puts a tremendous strain on our area. In trying to fix the STR situation, I urge the commission to tie short-term rental licenses to a homestead exemption. Since STRs became legal we have all seen and heard about situations where absentee investors are purchasing properties as real estate investment opportunities. In addition to driving up housing prices, non-owner occupied STRs oftentimes become “party houses.” At the hearings prior to the legalization of STRs we heard many citizens speak in favor of legalizing STRs as a way for them to offset the costs of home ownership. That use of STRs is entirely different from whole home rentals. A homestead exemption requirement would also ensure that our neighborhoods continue to be occupied by locals.

Enforcement of the rules is also key. There is no point to modifying the existing regulations if there is no enforcement. The city should have the upper hand here if it chooses to be proactive. STR platforms obviously want to operate in a tourist destination city like New Orleans. It is my hope that the city will require meaningful data sharing from all platforms as a condition to their continued operation in New Orleans.

Finally, I urge you to consider an outright ban on STRs in the Garden District (and other historic core areas like Marigny and Treme). In the past the city has recognized the unique character of the Garden District and prohibited the issuance of new bed & breakfast licenses in the area. It is clear from my conversations with my Garden District neighbors that the vast majority of our residents do not want STRs. We are and have always have been a residential area. Like the French Quarter, other historic core neighborhoods also need special protections. These protections are needed now more than ever in light of increasing tourism numbers.

Thank you, in advance, for your consideration of these comments.

Regards,  
Jacob

W. Jacob Gardner, Jr.  
*Fowler Rodriguez, LLP*  
400 Poydras Street, 30th Floor  
New Orleans, LA 70130  
Phone: (504) 523-2600  
Fax: (504) 523-2705  
Email: [jgardner@frfirm.com](mailto:jgardner@frfirm.com)  
Web: [www.frfirm.com](http://www.frfirm.com)

## GDA STR Position - CPC hearing April 24, 2018

My name is Jenny Charpentier, I am a 17 year resident/home owner in the Garden District, and president of the GDA. I am speaking today on behalf of the GDA.

The GDA represents hundreds of residents in our historic residential neighborhood. Our top priorities being protection/preservation of our historic fabric, character, and architectural aesthetics. These characteristics are some of the the reasons we are visited by tourists more than any district in the city outside of the FQ.

The GDA's position on STR's has not changed from our position 2 years ago when the CPC originally considered this matter, at that time we opposed STRs and opposed the removal of the prohibition on accessory and principal B & B uses in our neighborhood.

Today, I am here to convey that the GDA opposes STRs and asks for exemption based on

- 1) the impact that being a premier tourist destination means to our neighborhood. We are marketed by the city as a premier place to visit when traveling to NO. It is estimated that ½ of the 10.5 million visitors to the city visit the GD during their stay. Commercial tours bring thousands of daily visitors, by foot, bicycle, and van.

While the neighborhood is happy to be a point of interest for visitors, it can only withstand so much pressure without negative consequences. We do not also need 24 hour visitors and the impact that STRs bring to a historic/tourist destination.

- 2) STRs will alter the current land use in the GD from primarily residential to commercial use, potentially changing 65% of the neighborhood to commercial use, creating population displacement, and changing the neighborhood character and historic aesthetics - conflicting with the stated goals and policies of the Master Plan (by not preserving/promoting neighborhood character)

The GDA has also worked along with the STR coalition and supports the goals and recommendations that this group has worked so hard organize and propose, particularly but not limited to:

-Requirement of the Homestead exemption to all Temporary STR's

-Data sharing requirements for all STR platforms and streamline the data sharing process across platforms.

So, in closing: The GDA asks for exemption from STRs, based on impact of tourism and negative outcomes associated with changes in land use.

We also ask for better protection from the city and support/align with the STR coalition's stance and recommendations.



**1208 Eighth St.  
New Orleans, LA 70115**  
July 2, 2018

Mr. Robert D. Rivers  
Executive Director  
City Planning Commission  
1300 Perdido Street  
New Orleans, LA 70112

Dear Mr. Rivers,

I am writing in response to the City Planning Commission's request for comments on the short-term rental ordinance adopted by City Council two years ago. The sweeping ordinance turned the residential zoning in the city on its head, allowing short term rentals throughout the entire city, regardless of differences in the situation, character and desire of the city's neighborhoods.

I have a number of comments, some of which relate to the city as a whole and others that are specific to my neighborhood of 25+ years, the Garden District.

First, the city should not take a one-size-fits-all approach to short-term rentals. Neighborhoods have different character, pressures and desires. One way of recognizing those differences and respecting the wishes of the city's residents is create a local option for short-term rentals. Neighborhoods that favor such rentals could opt in; those that don't want them could opt out.

Second, short-term rentals should be prohibited in the Garden District, regardless of whether the Planning Commission and the City Council allow a local option. The fact that the neighborhood is world renowned and a magnet for tourists (with approximately 5 million visiting a year) creates commercial pressures that are highly unusual for a residential neighborhood.

That pressures are not theoretical. Long before there were internet purveyors of short-term rentals, there were multiple attempts to convert homes in the Garden District into bed and breakfasts, short term rentals and party venues. Recognizing the intense commercial pressure on the neighborhood, the City Council enacted a neighborhood-specific ban on bed-and-breakfasts in the Garden District more than two decades ago. That neighborhood-specific ban was repealed by the short-term rental ordinance.

The ban on bed-and-breakfasts did not end all attempts to operate bed and breakfasts in the Garden District, but it did provide the neighborhood association with a critical tool for challenging the activity and preserving the residential character of the neighborhood. Without that ban and the prohibition on 30-day rentals, the Garden District would be a quite different

neighborhood today. If those prohibitions are not reinstated, it will be quite a different neighborhood tomorrow.

I note that some have argued that excluding certain neighborhoods from the short-term rental program is inequitable. Implicit in this argument is the premise that such rentals are undesirable across the board. If that's the case, the Planning Commission and the Council should prohibit them completely, not allow them everywhere.

Third, any program for short-term rentals should prohibit the rental of homes that are not owner occupied. Such rentals negatively impact the quality of life in residential neighborhoods by replacing neighbors with businesses. They also carry an increased risk of disturbances for nearby properties. There is no one on site to monitor and where necessary control behavior. In addition, they negatively impact housing affordability by removing thousands of units from the housing market. It is hypocritical for the city government to bemoan the cost of housing without addressing this obvious driver of price inflation.

Fourth, the short-term rental regulations should also prohibit the rental of doubles, even when the owner occupies the other half. Like rentals of non-owner-occupied homes, those rentals contribute to the affordability problem in the city.

Fifth, in the case of whole house rentals, the owner should be required to produce proof of a valid homestead exemption. In addition, to deal with gaming of the system there should be a requirement that the owner actually use the house as his or her primary residence.

Sixth, to the extent legally possible existing short-term rentals should not be grandfathered from changes in the law. The equities are not on their side. After all, the short-term rental ordinance pulled the rug out from under tens of thousands of homeowners who had invested in their homes on the basis of the residential zoning that had been in place for decades.

Thank you for revisiting short-term rentals.

Sincerely yours,

/s/Janet Howard

Janet Howard

**From:** Liz Creel <[lizcreel@cox.net](mailto:lizcreel@cox.net)>  
**Date:** June 29, 2018 at 5:30:12 PM CDT  
**To:** [rdrivers@nola.gov](mailto:rdrivers@nola.gov)  
**Subject: STR opposition Garden District**  
Dear Mr. Rivers,

I am writing to you and the City Planning Commission to share my views regarding short term rentals in the Garden District. Our neighborhood, like so many historic gems in our city, is under great pressure from the increasing tourist population and the commercial encroachment of Magazine Street. I believe that living in a neighborhood such as this is tricky because we must find a balance between welcoming visitors and protecting the fabric of this historic neighborhood. I give out directions and dining suggestions on a daily basis, and am happy to do so because it is part and parcel of living in such a diverse and attractive area. However, in the last year or so, the number of visitors seems to have greatly increased and at times it is hard to tell who my neighbors are. Normally affable people are frustrated and angry because parking issues which used to impact only Camp Street have now crept all the way to Coliseum, and beyond. I feel that we have surpassed our ability to be welcoming and are in danger of becoming hostile towards visitors because there simply are too many of them. Visitors tell me all the time about their wonderful Airbnb's in our neighborhood and based upon the map, it appears many are not legitimate. Truly I don't have an issue with owner occupied, homestead exempted STRs anywhere in the city as long as the majority of a particular neighborhood's residents desire them. I can see how this extra income can take the burden off folks and even give lonely folks an opportunity to welcome visitors to our city. But the corporations and out of town owners who are buying up property are doing a grave disservice to the very fabric of our city. And their proliferation will only serve to transform the historic neighborhoods ( and ours in particular) into something resembling Anytown, USA. I applaud you for taking another look at this complicated issue and am grateful that city government has hit the pause button on further proliferation before it becomes too late and our unique culture is lost.

Thank you for taking the time to read my lengthy email.

Liz Creel  
3102 Prytania St  
NOLA 70115

2311 Chippewa Street  
New Orleans, Louisiana 70130

July 2, 2018

**VIA E-MAIL ONLY to CPCINFO@NOLA.GOV**

Mr. Robert D. Rivers, Executive Director  
City Planning Commission  
City of New Orleans  
1300 Perdido Street, Seventh Floor  
New Orleans, Louisiana 70112

RE: City Planning Commission Short-Term Rental Study, Pursuant to City Council Motion M-18-194

Dear Mr. Rivers:

Please accept my comments and concerns (outlined below) for consideration as your agency studies the city's short-term rental regulations, as directed by the New Orleans City Council. These are followed by my rebuttal to the short-term rental economic impact analysis provided by the Alliance for Neighborhood Prosperity.

- 1. *The electronic platforms must be held accountable.*** The platforms themselves must be required to be registered/licensed with the City in order to do business here. Licensing would allow some level of accountability, giving the City the authority to impose fines/rescind licenses for platforms that do not abide by City regulations. Such registration should also come with an appropriate fee, to be used to support of the City's enforcement mechanism.
- 2. *The electronic platforms must be required to share data as dictated by the City.*** In order to make enforcement of City regulations possible, in light of the limited enforcement resources that are available, any platform operating in the City must be required to provide adequate and timely data, in content and format as directed by the City. Airbnb's recent decision to eliminate the permit data previously displayed on their listings in New Orleans just proves that these platforms are indeed technology companies, and they have the ability to manipulate data in an unlimited array of combinations. This includes deleting or adding information directly on their website or providing any required data to the cities and agencies where they operate.
- 3. *Prohibit whole-home STRs in residential zones.*** The past year has proven that whole-home STRs are not compatible with residential neighborhoods. They are indeed a commercial use akin to hotels, yet they are often more impactful, as they have no on-site management or staff. This greater impact includes late-night disturbances, improper waste management, overcrowding, and poorly-maintained properties (often owned by remote landlords). The burden of enforcement for felonious STRs falls entirely on the neighbors. It is unrealistic and unfair for the long-term occupants of residential areas to bear the burden of enforcement.

**4. *Impose density limits on STRs.*** Considering an outright prohibition on STRs in residential zones seems unlikely to occur, then strict density limits need to be enacted. Many neighborhoods have a significant stock of two-or-more-unit residential properties. Allowing whole-home STRs that are tied to a homestead exemption can still result in many neighborhoods having a significant number of legal, whole-home STRs. Density limits (such as one per block and no more than one per building/address/record lot) should be enacted in the event STRs are allowed to exist in residential neighborhoods.

**5. *Increase enforcement of homestead exemption policies.*** If the shift indeed moves toward STRs allowed only with a homestead exemption, then increased abuse of the homestead exemption is sure to follow. The City's efforts to curtail homestead exemption abuses should then be buttressed.

**6. *Tax STRs as commercial uses, both in terms of sales/use taxes/fees and real estate taxes.*** As a purely commercial use, STRs need to be treated as commercial ventures. They should be assessed sales and use taxes and/or fees that are comparable to their hotel counterparts. The buildings in which they operate should also be taxed as commercial real estate. Considering some buildings may not contain 100% STRs, the City could implement a sliding scale, perhaps via a new real estate classification: buildings with over 50% of the gross floor area (GFA) dedicated to STRs are classified (and taxed) as commercial buildings; and buildings with between 0% and 50% STRs (by GFA) would fit into this new classification, which will be taxed at a rate between that of residential and commercial properties. Regardless of how it is achieved, the City needs to tax these new commercial ventures in an appropriate manner that recognizes they are earning commercial income. Anything less is robbing the City of significant, justifiable commercial tax revenue.

In addition to the above-recommended regulatory adjustments, I would also like to respond to a study entitled *Short Term Rentals: 2017 Profile and Economic Impact Analysis* and published in May 2018, by The University of New Orleans Hospitality Research Center on behalf of the Alliance for Neighborhood Prosperity (the "Study"). The Study touts the "valuable contribution to the New Orleans metro area economy," yet the premise of the Study and many of its conclusions are highly suspect.

**A. *The Study ignores other options to and impacts of STRs.*** Nowhere does the Study address the likelihood that any/most/all of the 595,000 STR users the Study alleges would have otherwise traveled to New Orleans if STRs did not exist. The Study conveniently did not ask the question: "If STRs were not available, how would your travel plans have changed, if at all?"

An argument can be made that, without STRs, while the actual number of visitors might have decreased, there is a possibility that the remaining travelers would have actually spent *more* overall money – on pricier hotel rooms, more hotel rooms (as hotels typically have lower permitted per-room occupant levels than most STRs), and more restaurant meals (versus meals cooked within their STRs) – thereby negating/greatly minimizing the loss of business from the STR travelers who would otherwise cancel or reduce their trips. It should also be noted that the hotel-and-restaurant options are all taxed at a higher rate (both in sales tax and real estate taxes) than their comparable STR-and-make-dinner-at-home counterparts.

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A complete study might also have addressed the overall impact on supply and demand for hotels and restaurants. It might have concluded that STRs have drastically curtailed new hotel and restaurant construction in the city, which would have had far greater, long-term economic and job-creating impact than the conversion of thousands of existing residential structures to mini-hotels.

A complete study might also have addressed the overall impact of the long-term residents that have been displaced by the conversion of homes to STRs. These long-term residents also paid for accommodations, ate meals, and enjoyed entertainment in the city. [While also buying clothing, automobiles, haircuts, tools, yoga sessions, gym memberships, etc.] A complete study might also have tracked where those long-term residents relocated. Due to drastically decreasing affordability of long-term housing in Orleans parish (at least partially as a result of the proliferation of STRs), certainly some of the displaced residents have moved to other parishes (or other states) and have mostly or completely removed themselves from New Orleans' tax rolls.

**CONCLUSION: The Study ignores the economic impact of alternates-to-STR travel options and of the impact of long-term residents otherwise displaced by STRs.**

**B. *Alarming trends identified by the Study are ignored.*** The Study has identified a number of alarming trends, when comparing 2013 statistics with those from 2017, yet the impact of none of these trends is addressed by the Study.

Per-capita spending by STR users is decreasing (from \$993 in 2013 to \$918 per trip in 2017, excluding inflation). The average rate they are paying for their STR accommodations is decreasing (from \$168 to \$153 per night, excluding inflation). The household income of STR users is decreasing (from 64.9% to 54.9% of households earning over \$75,000 per year, excluding inflation). The average travel party size of STR users is increasing (from 3.8 to 4.1 people per party), with a significant increase in large parties of seven or more people (from 12.9% to 16.9% of the parties). The average number of STR parties traveling with children is decreasing (from 12.1% to 7.7% of parties), while the average number of adults is increasing (from 3.5 to 3.9 adults per party). And perhaps most shocking, the average age of STR users is *rapidly* decreasing (with 24.4% of STR users below the age of 35 in 2013, versus 52.7% of STR users in 2017).

At face value, one might conclude that these things are all good, as they are opening up the city to an entirely new demographic of traveler that might not otherwise be able to afford to visit. The problem then lies with *where* these new, younger, larger-grouped, childless visitors are staying and conducting their leisure activities. They are *not* staying within the confines of highly-controlled (and adequately staffed and managed) hotels, ostensibly surrounded by other, like-minded revelers.

They are indeed staying – and partying, and carousing, and staying up until all hours of the night – amongst living, breathing, hard-working, tax-paying, voting citizens with families. Anyone living near any of the felonious STRs throughout the city can tell you this without quoting any statistics: these “youthful” trends fully support the conclusion that the typical STR user is increasingly younger, increasingly traveling in large groups, and spending less and less money while in New Orleans...while at the same time, increasingly disrupting our traditional *residential* neighborhoods.

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The results of the Study would lead rational people – or at least anyone interested in preserving residential neighborhoods occupied by working-class families – to conclude that, by the very definition of who these typical STR users are, the **LAST** place they should be encouraged to stay while visiting New Orleans is in an established, residential neighborhood.

**CONCLUSION: The survey confirms that the typical STR occupant is increasingly not compatible with the residential neighborhoods where most STRs are located.**

**C. The Study projects tax revenue from the operation of illegal businesses.** The Study goes to great lengths to compare STR growth since 2013. As STRs were illegal in 2013, how can one fully compare any **LEGAL** activity in one year to an **ILLEGAL** activity in a prior year? Furthermore, if the Study accepts the illegal 2013 business activity as somehow valid, how can their 2017 Study be taken seriously if they again included illegal STRs in their 2017 analysis? There is no way to conclude any certain amount of tax revenue is being realized if the Study includes illegal activity (i.e. illegal STRs not likely to collect the correct/any taxes and fees, and certainly not abiding by other regulations) in any given year. Their analysis assumes full tax collection when the illegality of (at least some of) the business therein conducted would preclude you from being able to justify such tax assumptions.

**CONCLUSION: The Study's tax revenue projections are inherently flawed.**

**D. The Study's small sample size yields questionable results.** The entire Study is predicated on assumptions based on a sample of 319 survey respondents, ultimately projecting 595,000 STR visitors in 2017. Common analytical practices indicate that relying on a very small, relative sample size results in unusually large margins of error on the resulting conclusions. The Study does not discuss margins of error at all. [Other than the occasional disclaimer of "Caution should be used when interpreting the results due to a small sample size," such as seen on page 10 of the Study.]

Furthermore, the Study states: "The total number of visitors who stayed in short term rentals was estimated from the total number of people who visited New Orleans in 2017, along with the survey results and historical data." Not stated, however, is the process or formulae by which these estimates were made.

**CONCLUSION: Based on the small sample size, the Study's projections are not reliable.**

I thank you for the opportunity to share my thoughts and concerns on this matter. I look forward to the outcome of your comprehensive study.

Sincerely,



Bill Sawicki

cc: New Orleans City Council Members